



**12 Second Avenue, Trimley St. Mary, IP11 0UA**

**£495,000 FREEHOLD**

Located on a quiet no through road in the popular residential village of Trimley St Mary is this beautifully presented and greatly extended four bedroom detached family home.

In addition to the four bedrooms the property benefits from a private rear garden, ample off street parking and a double garage.

Internally further benefits include a modern kitchen, modern bathroom, and a fantastic size lounge/dining/family space. The 1,832sqft of accommodation briefly comprises entrance hall, cloakroom, kitchen/diner, lounge/dining/family space, study. On the first floor there are four good size bedrooms and a modern family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located a short distance away from Trimley St. Mary primary school with an Ofsted rating of Good, Trimley train station and the beautiful Trimley Nature Reserve.

A viewing is highly recommended to appreciate the rarely available and spacious accommodation on offer.

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH**

Tiled flooring, and entrance door opening into :-

#### **ENTRANCE HALL**

Laminate flooring, spotlights, radiator, window to front aspect, stairs leading up to the first floor, service door into double garage. Doors to :-

#### **CLOAKROOM 6' 2" x 4' 1" (1.88m x 1.24m)**

Modern re-fitted suite comprising low level WC, hand wash basin with mixer tap, heated towel rail, tiled floors, part tiled walls, obscured window to the side aspect.

#### **STUDY 8' 4" x 5' 8" (2.54m x 1.73m)**

Laminate flooring, radiator, spotlights, window to side aspect.

#### **KITCHEN/DINING ROOM 23' 4" x 11' 5" (7.11m x 3.48m)**

Re-fitted kitchen comprising fitted worktops with a tiled splashback, light oak shaker style units above and matching units and drawers below, stainless steel one and a half bowl sink unit with hose style mixer tap and single drainer, integrated appliances incorporating under counter fridge, dishwasher, eye level electric oven with microwave grill above, further space available for freestanding American style fridge/freezer, Siemens range cooker with matching cooker hood above, tiled flooring, radiator, spotlights, under counter lights, window to rear aspect, Velux window, utility cupboard with space and plumbing available for both a washing machine and a tumble dryer, door to outside.

#### **LOUNGE/DINING/FAMILY ROOM 29' 4" x 25' 3" (8.94m x 7.7m)**

Laminate flooring, three radiators, TV point, windows and patio doors to rear aspect with two Velux windows, an additional window to the front aspect, spotlights, further wall lights.

#### **FIRST FLOOR LANDING**

Spotlights, radiator, window to rear aspect, doors to :-

#### **BEDROOM 1 14' 8" x 9' 9" (4.47m x 2.97m)**

Radiator, window to front aspect, fitted wardrobe.

#### **BEDROOM 2 13' 1" reducing to 9'8" x 12' (3.99m x 3.66m)**

Radiator, window to front aspect.

#### **BEDROOM 3 14' 8" reducing to 9'5" x 11' 7" (4.47m x 3.53m)**

Radiator, window to front aspect, fitted wardrobes.



**BEDROOM 4 8' 8" x 8' (2.64m x 2.44m)**

Radiator, window to rear aspect.

**FAMILY BATHROOM 8' 3" x 6' 5" (2.51m x 1.96m)**

Modern refitted suite comprising low level WC, hand wash basin with mixer tap, panelled bath with mixer tap and electric shower over, part tiled walls, radiator, mirror fronted wall mounted cabinet with LED light and Bluetooth speaker, obscured window to the rear aspect, airing cupboard housing hot water cylinder, extractor.

**OUTSIDE**

To the front of the property, the driveway has been fully block paved to allow ample off road parking for numerous cars and boats/caravans, established shrub and plant borders, side access gate, security outside lighting, outside sockets.

The private rear garden is enclosed by fencing, mainly laid to lawn with established shrub and plant border, with a garden path with outdoor lighting leading to a generous patio area, outside tap, outside socket, access to :-

**WORKSHOP 19' 7 " x 11' 6" (5.97m x 3.51m)**

Concrete base floor, fully insulated walls, light and power connected.

**DOUBLE GARAGE 19' x 18' 1" (5.79m x 5.51m)**

Up and over door, light and power connected, window to side aspect, fitted work bench, stainless steel sink unit.

**COUNCIL TAX**

Band 'E'



















