



**131a High Road, Trimley St. Mary, IP11 0TP**

**£550,000 FREEHOLD**

**Offered for sale with no onward chain and located in the popular residential village of Trimley St Mary is this unique four bedroom detached family home.**

Although the property gives the impression of being a bungalow from the front aspect, accommodation is set over two floors with the lower ground floor being an open plan kitchen/diner space with bi-folding doors opening out onto the landscaped south west facing rear garden. On the ground floor the accommodation in brief comprises entrance porch, entrance hall, cloakroom, lounge, bathroom, four bedrooms with an en-suite to bedroom one.

Additional benefits of the property include ample off road parking, garage, an enclosed good size front garden, balcony overlooking the rear garden and a large garden room in the rear garden creating a good entertaining or home office space. 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 close to local schooling, Trimley train station and the Trimley Nature Reserve.

A viewing is highly recommended to appreciate the unique accommodation on offer.

**COMPOSITE ENTRANCE DOOR** Opening into :-

**ENTRANCE PORCH** Window to the front aspect and further door opening into :-

**ENTRANCE HALLWAY** Tiled flooring, radiator, two light tunnels, access to the loft space, storage cupboard housing Baxi combi boiler, stairs leading down to the lower ground floor level and doors to :-

**CLOAKROOM** Suite comprising low level WC, vanity hand wash basin, mixer tap, storage cupboards below, tiled flooring, heated towel rail, window to the front aspect.

**LOUNGE 24' 1" x 13' 11" (7.34m x 4.24m)**

Laminate flooring, two radiators, TV point, window to the front aspect, gas feature fireplace with stone surround, wall lights, sliding door to rear aspect opening out onto balcony which overlooks the rear garden.

**BEDROOM 1 18' 3" x 16'10" max reducing to 9' 3" (5.56m x 2.82m)**

Tinted windows to both front and side aspect with integrated blinds, radiator, alcove space for wardrobes and door to :-

**EN-SUITE SHOWER ROOM/UTILITY ROOM 11' 1" max x 6' 9" (3.38m x 2.06m)**

Suite comprising WC with hidden cistern, hand wash basin with waterfall style mixer tap and storage cupboard below, walk in shower with multi-function Jet shower, dual heated towel rail, tiled flooring, space and plumbing available for both a washing machine and tumble dryer, extractor, spotlights, obscured windows.

**BEDROOM 2 11' 11" x 11' 11" (3.63m x 3.63m)**

Radiator, window to rear aspect, two double width built in wardrobes.

**BEDROOM 3 11' 10" x 8' 8" (3.61m x 2.64m)**

Radiator, window to rear aspect, double width built in wardrobe.

**BEDROOM 4 11' 11" x 7' 4" (3.63m x 2.24m)**

Radiator, window to rear aspect, alcove space for wardrobe.

**BATHROOM 6' 4" x 5' 5" plus door recess (1.93m x 1.65m)**

Suite comprising vanity hand wash basin with waterfall style mixer tap and storage cupboards below, panel bath with mixer tap with shower above, tiled surrounds, tiled flooring, heated towel rail and window to the front aspect, extractor.

**STAIRS TO LOWER GROUND FLOOR** Opening into :-

**OPEN PLAN KITCHEN/DINING ROOM 25' x 12' (7.62m x 3.66m)**

Modern re-fitted kitchen comprising solid wood fitted curved worktops with fitted shaker style solid wood storage units above and matching units and drawers below, central island with Quartz fitted worktop and matching units and drawers below. AEG five ring induction hob with matching AEG downdraft extractor, integrated appliances such as dishwasher, tall fridge and freezer, AEG double oven. Inset stainless steel one and a half bowl sink unit with hose style mixer tap, built in Bluetooth speaker system, spotlights, radiator, under counter and kickboard lighting, solid wood flooring, bi-fold doors opening into the rear garden.

**OUTSIDE** To the front of the property is a large driveway allowing ample off road parking for up to four cars, with a gate opening into an enclosed front garden comprising patio area, decking area and an artificial lawn with raised flower beds, side access gate.

The rear garden is a south westerly aspect tiered style garden. Upon entering from the bi-folding doors in the kitchen there is a sunken patio area with recessed outside lighting, steps leading up to a further decking and artificial lawn, outside double socket, access to :-

**GARDEN ENTERTAINMENTS ROOM 25' 3" x 11' 2" (7.7m x 3.4m)**

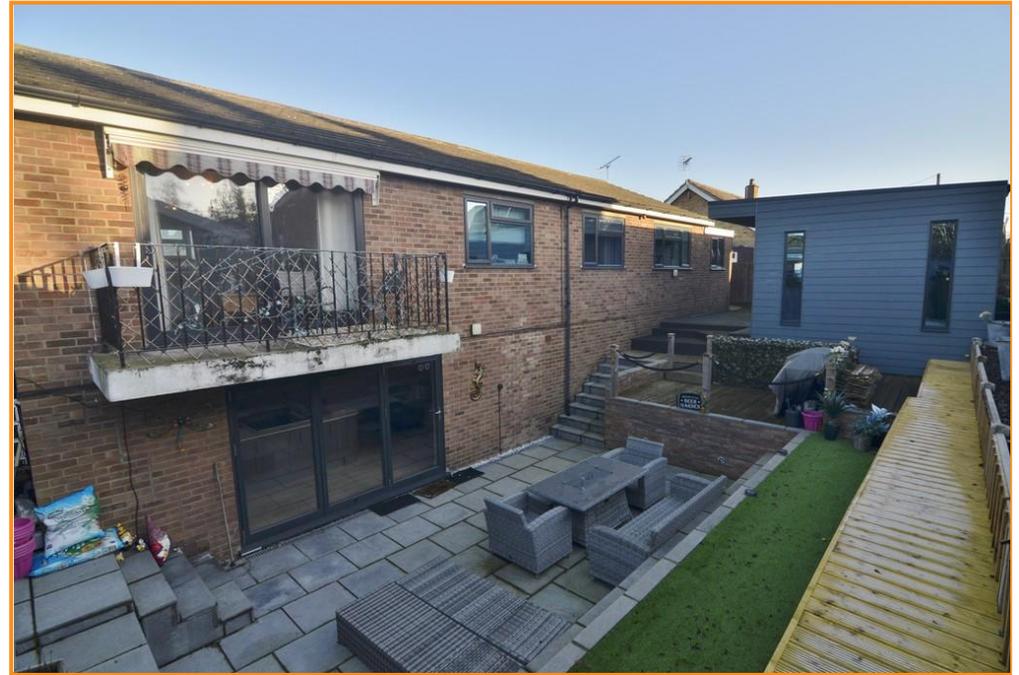
Composite cement boards surround, fully insulated floors, walls and ceiling, light and power connected, electric radiator, windows to side and front aspect, bi-folding doors opening out onto composite decking with recessed cover lighting, separate electric and wi-fi feed.

**GARAGE 15' 7" x 8' (4.75m x 2.44m)**

Electric roller door, light and power connected, window to rear aspect.

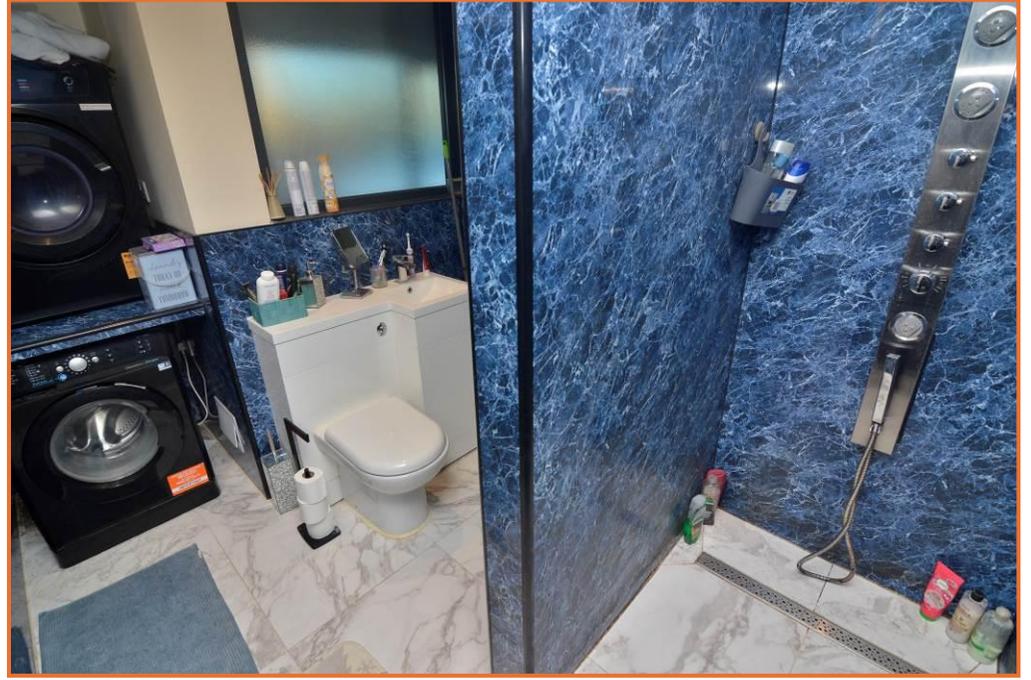
**COUNCIL TAX** Band 'D'

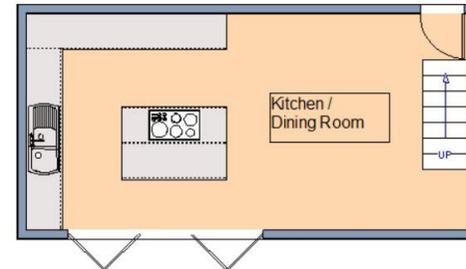
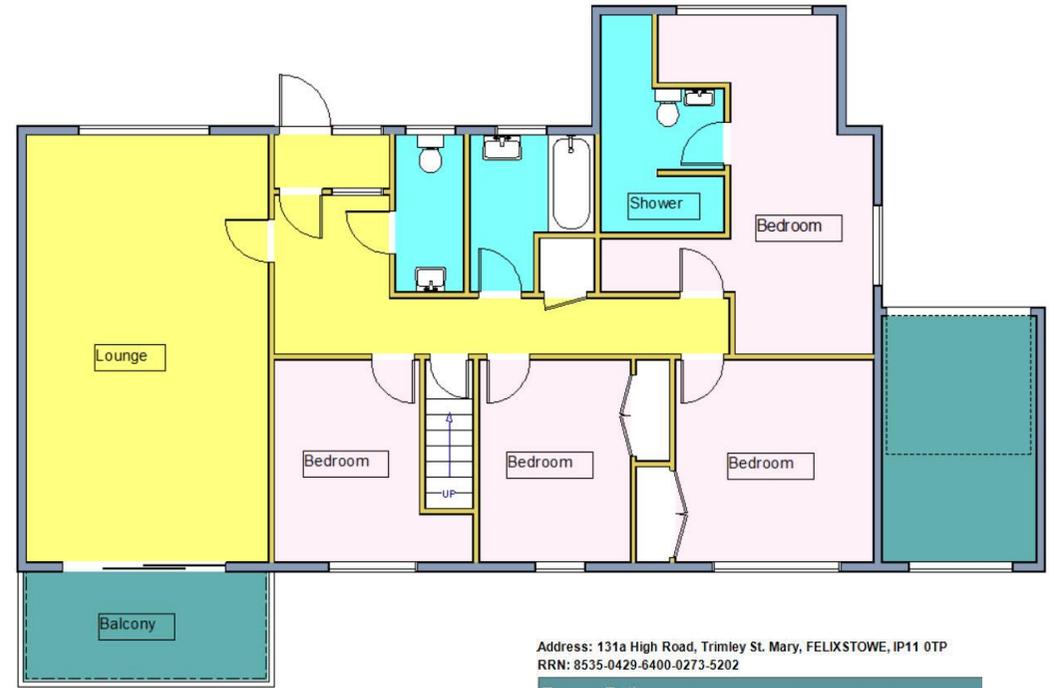












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