



## 5 Fen Meadow, Trimley St. Mary, IP11 0YZ

**£240,000 FREEHOLD**

Situated on the Faulkener's Way development within the village of Trimley St Mary and built by the Broseley group of developers, a semi detached three bedroom family home with adjacent driveway and garage.



In addition to the three bedrooms further accommodation consists of entrance hall, cloakroom, lounge, kitchen/dining room and first floor bathroom.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of UPVC double glazed construction.

Externally to the rear of the property is an enclosed garden with mainly southerly aspect, whilst to the front aspect a driveway enables off street parking for one/two vehicles and leads to the fully detached garage.

Faulkener's Way is a popular residential development within the village of Trimley St Mary and is conveniently situated with access to Trimley St Mary Primary school, a number of rural walks, local shopping facilities and good public transport links into both Felixstowe and Ipswich.

Offered for sale with vacant possession from 3rd March. An internal inspection is advised to appreciate the accommodation on offer.

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

Leading to :-

#### **ENTRANCE HALL 4' 6" x 3' 10" (1.37m x 1.17m)**

With doors leading to :-

#### **CLOAKROOM 6' x 3' 6" (1.83m x 1.07m)**

Comprising low level WC, wash hand basin, radiator, UPVC double glazed window to front aspect.

#### **LOUNGE 18' 7" x 14' 9" max reducing to 8' 5" (5.66m x 2.57m)**

Two radiators, two wall lights, staircase leading to first floor landing, UPVC double glazed windows to front and side aspects and part glazed door leading to :-

#### **OPEN PLAN ROOM 14' 8" x 9' 5" (4.47m x 2.87m)**

Consisting of :-

#### **DINING AREA 9' 4" x 6' 8" (2.84m x 2.03m)**

Radiator, under stairs storage cupboard, UPVC double glazed French doors leading to rear garden.

#### **KITCHEN AREA 9' 4" x 8' 7" (2.84m x 2.62m)**

Fitted comprising a single drainer one and a half bowl sink unit with cupboards under, fitted drawers, cupboards, units and worksurfaces, four ring electric hob, double oven, extractor hood, plumbing for automatic washing machine, space for tumble dryer, space for freestanding fridge/freezer, part tiled wall surfaces, wall mounted Glow worm ultimate boiler serving domestic hot water supply and central heating, UPVC double glazed window to rear aspect.

#### **FIRST FLOOR LANDING 10' max x 6' 1" (3.05m x 1.85m)**

UPVC double glazed window to side aspect, over stairs airing cupboard housing hot water cylinder, access to loft space, doors leading to :-

#### **BEDROOM ONE 13' 6" x 8' 4" (4.11m x 2.54m)**

Radiator, UPVC double glazed window to front aspect.

#### **BEDROOM TWO 10' 8" x 8' 4" (3.25m x 2.54m)**

Radiator, UPVC double glazed window to rear aspect.

#### **BEDROOM THREE 8' 5" x 6' 1" (2.57m x 1.85m)**

Radiator, UPVC double glazed window to front aspect.

#### **BATHROOM 6' x 5' 6" (1.83m x 1.68m)**

Fully tiled wall surfaces fitted with white suite comprising panelled bath with wall mounted Mira shower over and adjacent shower screen, low level WC, wash hand basin, extractor fan, radiator, UPVC double glazed window to rear aspect.

**OUTSIDE**

The property is situated in a cul-de-sac on the Faulkener's Way development within the village of Trimley St Mary, it has a small open plan front garden, laid mainly to lawn, a driveway extends down the side of the property, enabling off street parking for one/two vehicles leading to garage.

**GARAGE**

Located adjacent to the property a single garage, fully detached, with pitched roof, light and power connected and personal door leading into rear garden.

**REAR GARDEN**

Approximately 40' in depth and offering a mainly southerly aspect, the garden is laid mainly to lawn, enclosed by fencing and also has patio/terrace and gate allowing side access.

**COUNCIL TAX**

Band 'B'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		









