



67a High Road, Trimley St. Mary, IP11 0TA

£275,000 FREEHOLD

Set over three floors and offering spacious accommodation incorporating four bedrooms, a well presented older style semi-detached family home located in an established residential location within the village of Trimley St. Mary

In addition to the four bedrooms the property benefits from two reception rooms, a south west facing rear garden and off road parking to the rear for two cars.

The accommodation in brief comprises entrance hall, lounge, kitchen/dining room, family room, on the first floor are two of the bedrooms and family bathroom and on the second floor are two further bedrooms.

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

Being located on the High Road the property is within close proximity to local amenities including Trimley St Mary train station and local schooling. Felixstowe town centre is approximately one and a half miles away.

A viewing is highly recommended to appreciate the rarely available property on offer.

Entrance opening into :-

ENTRANCE HALLWAY 10' 11" x 5' 9" (3.33m x 1.75m)

Laminate flooring, radiator, stairs leading up to the first floor, under stairs storage cupboard, window to side aspect and doors to :-

LOUNGE 12' 10" x 11' (3.91m x 3.35m)

Original wood flooring, radiator, window to front aspect.

KITCHEN/DINING ROOM 19' 1" x 10' 2" (5.82m x 3.1m)

Fitted worktops with fitted storage units above and matching storage units and drawers below, tiled splashback, breakfast bar area, composite one and a half bowl sink unit with single drainer and hose style mixer tap, space and plumbing available for washing machine and dishwasher, integrated oven with four ring electric hob and cooker hood above, laminate flooring, window to side aspect, double door opening into :-

FAMILY ROOM 16' 5" x 10' 9" (5m x 3.28m)

Forming part of the extension. Laminate flooring, two radiators, window to side aspect, French doors opening to the rear garden.

CLOAKROOM Suite comprising low level WC, corner hand wash basin.

FIRST FLOOR LANDING

Window to side aspect, obscured window to the front aspect, stairs leading up to the second floor and doors to :-

BEDROOM ONE 12' 11" x 11' (3.94m x 3.35m)

Radiator, window to the front aspect.

BEDROOM TWO 10' 7" x 10' 2" (3.23m x 3.1m)

Laminate flooring, radiator, window to rear aspect, built in wardrobes.

BATHROOM 8' 3" x 7' 10" (2.51m x 2.39m)

Suite comprising low level WC, hand wash basin with mixer tap, panelled bath with twin shower head over, tiled surround, radiator, extractor, window to rear aspect.

SECOND FLOOR LANDING

Velux window to the front aspect, Ideal combi boiler, doors to :-

BEDROOM THREE 12' 9" x 8' 4" (3.89m x 2.54m)

Radiator, window to rear aspect, access to eaves storage.

BEDROOM FOUR 8' 1" x 7' 4" (2.46m x 2.24m)

Radiator, window to rear aspect.

OUTSIDE

To the front of the property there is a relatively low maintenance front garden with a low brick wall to boundaries, slate shingle area, garden path leading to the entrance door, side access gate.

To the rear of the property is a south west facing rear garden which is enclosed by fencing and is mainly laid to lawn, outside tap, large storage shed and rear access gate opening to the off road parking for two vehicles.

COUNCIL TAX Band 'A'







