



**23 Craig Close, Trimley St. Martin, IP11 0UX**

**£229,950 FREEHOLD**

Located in a quiet cul-de-sac in the popular residential village of Trimley St Martin and seemingly ideal for a first time buyer is this modern two bedroom staggered terraced home.

In addition to the two bedrooms the property benefits from a conservatory, larger than usual rear garden, shower room and a garage with off road parking.

The accommodation in brief comprises entrance porch, lounge/diner, kitchen/conservatory, upstairs there are two double bedrooms and a shower room. Heating is supplied in the form of gas fired central heating to radiators.

Craig Close is a quiet cul-de-sac located on the St Martin's Green development in Trimley St Martin, with links to the A14 nearby. Felixstowe town centre is approximately 2.5 miles away.

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

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

Opening into :-

#### **ENTRANCE PORCH**

With an additional door opening into :-

#### **LOUNGE/DINER 19' x 11' 7" (5.79m x 3.53m)**

Laminate flooring, radiator, window to front aspect, TV point, stairs leading up to the first floor with an under stairs storage cupboard with glass sliding door opening into :-

#### **KITCHEN 11' 6" x 7' 2" (3.51m x 2.18m)**

Fitted worktops with a tiled splashback, shaker style fitted storage units above and matching units and drawers below, ceramic one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a dishwasher, further space available for freestanding fridge/freezer, integrated electric oven with four ring hob and cooker hood above, Alpha combi boiler and door to :-

#### **CONSERVATORY 10' 1" x 10' (3.07m x 3.05m)**

Windows and doors overlooking the rear garden, tiled flooring, space and plumbing available for washing machine.

#### **FIRST FLOOR LANDING** Access to loft space, doors to :-

#### **BEDROOM ONE 11' x 9' 4" (into wardrobe face) (3.35m x 2.84m)**

Laminate flooring, radiator, window to rear aspect, fitted wardrobes with sliding doors, further above stairs storage cupboard.

#### **BEDROOM TWO 11' 7" x 8' 5" (3.53m x 2.57m)**

Radiator, window to front aspect.

#### **SHOWER ROOM 6' 4" x 5' (1.93m x 1.52m)**

Re-fitted suite comprising low level WC, hand wash basin with mixer tap, double width walk in shower, tiled surround, radiator, extractor.

**OUTSIDE** The property has an open front garden mainly shingled. The property is located in a cul-de-sac where a garage is also located in a block.

**GARAGE** Pitched roof, up and over door, off road parking space.

**REAR GARDEN** The property benefits from generous size east facing rear garden consisting of a crazy paved patio area opening out onto the remainder of the garden which is laid to lawn enclosed by fencing, outside tap, garden path leading to the bottom of the garden where there is an enclosed entertainments area with a brick built outside pizza oven and barbeque are, pergola, storage shed, patio area and rear access gate.

**COUNCIL TAX** Band 'B'

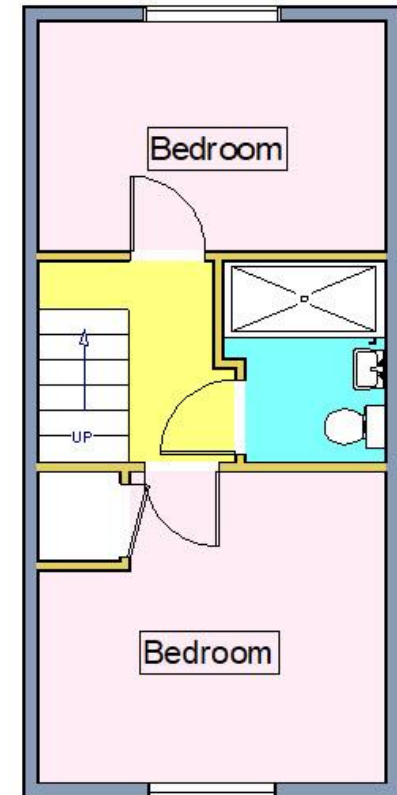
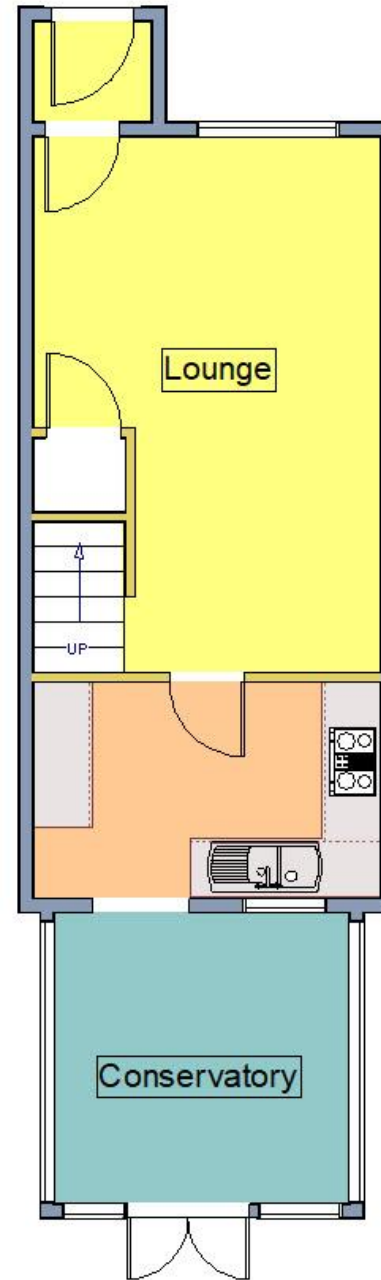












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC