



11 Langstons, Trimley St. Mary, Felixstowe, IP11 0XL

£265,000 FREEHOLD – CHAIN FREE – NO ONWARD CHAIN

A well presented modern semi-detached house of traditional brick cavity wall construction beneath a pitched tiled roof.

The accommodation briefly comprises entrance porch, lounge, inner hall, separate dining room, modern fitted kitchen, three first floor bedrooms and a bathroom fitted with a white suite.

Further benefits include a pleasant west facing rear garden, driveway enabling off street parking for upto two vehicles, gas fired central heating via radiators, UPVC double glazed windows.

Langstons is a residential cul-de-sac on the Faulkeners Way development in the village of Trimley St Mary convenient for popular nearby schools, rural walks and public transport facilities including rail services and bus services to the County town of Ipswich and the Coastal town of Felixstowe with a variety of both local and national high street stores available.

UPVC SEALED UNIT DOUBLE GLAZED DOOR

Opening to :-

ENTRANCE LOBBY

Wood grain effect flooring, door opening to :-

LOUNGE 16' 2" x 11' 8" (4.93m x 3.56m)

Red brick chimney breast, gas fire, tiled hearth, laminate wood plank effect flooring, radiator, TV point, central heating thermostat, UPVC sealed unit double glazed window to the front aspect. Door to :-

INNER HALLWAY

Staircase leading to the first floor, door to :-

DINING ROOM 9' 10" x 8' 8" (3m x 2.64m)

Tiled floor, radiator, UPVC sealed unit double glazed patio doors opening to the rear garden.

KITCHEN 12' 2" max reducing to 9'8" x 7' 2" (3.71m x 2.18m)

Fitted with a comprehensive range of modern woodgrain style finished units with brushed stainless steel handles comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in stainless steel double oven, ceramic electric four ring hob with concealed extractor hood over, integrated washing machine, tiled flooring, LED ceiling spotlights, under stairs storage cupboard, UPVC sealed unit double glazed window to the rear aspect.

FIRST FLOOR LANDING

Access to partly boarded loft space with pull down loft ladder, built in boiler cupboard housing pre-insulated lagged hot water cylinder, Gloworm Micron gas fired boiler.

BEDROOM ONE 12' x 12' into door recess reducing to 8' 10" (3.66m x 2.69m)

Over stairs storage cupboard, radiator, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 10' 3" x 9' 10" (3.12m x 3m)

Build in over stairs storage cupboards, fitted triple door wardrobe, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM THREE 9' 3" x 7' 2" (2.82m x 2.18m)

Radiator, access to the loft space, UPVC sealed unit double glazed window to front aspect.

BATHROOM

Modern white suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, fully tiled walls, laminate tile effect flooring, extractor fan, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is an open plan low maintenance Herringbone style blocked paved garden enabling off street parking for two vehicles, with fence and gate leading to the rear garden.

To the rear of the property there is a pleasant westerly facing garden comprising raised timber decking area, lawn, timber storage shed, brick wall and fencing to the boundaries with rear gate opening to Faulkeners Way, cold water tap and external lighting.

COUNCIL TAX
Band 'C'







