



58 St. Martins Green, Trimley St. Martin, IP11 0YD

£260,000 FREEHOLD

Offered for sale with no onward chain and located in the popular residential village of Trimley St Martin is this modern two bedroom semi detached bungalow.

In addition to the two bedrooms the property benefits from ample off road parking, garage, and a delightful non overlooked rear garden.

The accommodation in brief comprises entrance hall, lounge, kitchen, two bedrooms and a modern shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is situated in the village of Trimley St Martin, a short distance from open countryside and within easy access via the A14 to the County town of Ipswich and is three miles from Felixstowe's main town centre.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR Opening into :-

ENTRANCE HALLWAY

Radiator, airing cupboard housing hot water cylinder, access to the loft space, doors to :-

LOUNGE 16' 10" x 10' 8" (5.13m x 3.25m)

Radiator, TV point, window to front aspect, Panasonic air conditioning unit, marble feature fireplace surround, door to :-

KITCHEN 8' 6" x 6' 7" (2.59m x 2.01m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel sink unit with mixer tap and single drainer, space for under counter fridge and further space and plumbing for either a washing machine or dishwasher, space for freestanding cooker, Baxi boiler, window to front aspect.

BEDROOM ONE 12' 4" into the wardrobe x 9' 9" (3.76m x 2.97m)
Radiator, window to rear aspect, fitted wardrobe with mirror fronted sliding doors.

BEDROOM TWO 9' 1" x 7' 6" (2.77m x 2.29m)
Radiator, window and door to rear aspect.

SHOWER ROOM 6' 7" x 5' 8" (2.01m x 1.73m)
Suite comprising low level WC, vanity hand wash basin, walk in shower, splash screen surround, radiator, shaver point, obscured window to the side aspect.

OUTSIDE

To the front of the property there is a driveway enabling ample off road parking, the remainder of the front garden is laid to lawn with established plant and shrub border, side access gate.

The rear garden is relatively private, enclosed by fencing and is laid to lawn with established shrub and plant border, storage shed with power connected.

GARAGE 16' 3" x 8' 2" (4.95m x 2.49m)
Pitched roof garage with light and power connected and electric roller door.

COUNCIL TAX

Band 'B'





