



31 Heathgate Piece, Trimley St. Mary, IP11 0XY

£215,000 FREEHOLD

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



In addition to the two bedrooms the property benefits from a modern kitchen, modern shower room and allocated off-road parking.

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

Heathgate Piece is located on the popular Faulkener's Way development in Trimley St Mary within close proximity to local schooling.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

LOUNGE 15' 7" x 12' 4" (4.75m x 3.76m)

Laminate flooring, vertical radiator, window to front aspect, TV point, stairs leading up to the first floor and door opening into :-

KITCHEN 12' 1" x 8' 10" (3.68m x 2.69m)

Modern re-fitted kitchen comprising fitted worktops and a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, further space available for a freestanding fridge/freezer, integrated eye level Hotpoint double oven, four ring electric hob and cooker hood above, breakfast bar, radiator, tiled flooring, windows and door to rear aspect.

FIRST FLOOR LANDING

Access to the loft space and doors to :-

BEDROOM ONE 12' 3" x 8' 10" (3.73m x 2.69m)

Radiator, window to rear aspect, above stairs storage cupboard.

BEDROOM TWO 12' 3" x 7' (3.73m x 2.13m)

Radiator, window to front aspect.

SHOWER ROOM 9' x 4' 9" (2.74m x 1.45m)

Re-fitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards and drawers below, walk in shower cubicle with twin shower head, tiled surround, tiled flooring, heated towel rail, electric underfloor heating, extractor.

OUTSIDE

To the front of the property is an open front garden which has been fully block paved, covered open porch with outside lighting.

The rear garden is of easterly aspect enclosed by fencing, relatively low maintenance with patio area opening out onto a shingled area, raised flower bed, border, avery, outside tap, outside socket, side access gate leading to communal car park with one allocated off road parking space.

COUNCIL TAX

Band 'B'



