



4 Blue Barn Close, Trimley St. Martin, IP11 0YX

£200,000 FREEHOLD

Built by the Barratt group of developers and located on the St Martins Green development within the Village of Trimley St Martin, a two-bedroom mid terrace property with considerable parking and good size enclosed rear garden

In addition to the two bedrooms further accommodation consists of lounge/dining room, conservatory, kitchen and first floor bathroom, whilst to the rear aspect is a good size enclosed garden.

Off street parking is available for numerous vehicles and windows are of double glazed construction, the property also benefits from solar panels assisting with lower energy costs.

Blue Barn Close is a cul-de-sac location off the St Martin's Green development within the village of Trimley St Martin, convenient for access to good public transport links and many pleasant rural walks.

Offered for sale with vacant possession and no onward chain an internal inspection is advised to fully appreciate the accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Leading to :-

ENTRANCE HALL 7' 5" x 5' 1" (2.26m x 1.55m)

Built in cloaks cupboard, doors leading to lounge and also into :-

KITCHEN 7' 6" x 7' 2" (2.29m x 2.18m)

Comprising single drainer sink unit with cupboards under, fitted drawers, cupboards, units and work surfaces, plumbing for automatic washing machine, four ring Hotpoint electric hob, Hotpoint double oven, UPVC double glazed window to front aspect.

LOUNGE/DINING ROOM 15' 10" x 12' 8" (4.83m x 3.86m)

Spiral staircase leading to first floor, low energy electric Dimplex radiator, window to rear aspect (not UPVC double glazed), UPVC double glazed door leading into :-

CONSERVATORY 10' 4" x 6' 7" (3.15m x 2.01m)

Of UPVC double glazed construction and French doors leading to rear garden.

FIRST FLOOR LANDING

With doors leading to :-

BEDROOM ONE 12' 6" into wardrobe recess reducing to 10'9" x 8' 3" (3.81m x 2.51m)

Slide door wardrobes concealing hanging and shelving storage space, UPVC double glazed window to rear aspect.

BEDROOM TWO 12' 6" x 7' 5" max (3.81m x 2.26m)

Built in storage cupboard, access to loft space, UPVC double glazed window to front aspect.

BATHROOM 7' 2" x 4' 7" (2.18m x 1.4m)

Fitted with a white suite comprising panelled bath with wall mounted Triton shower over, low level WC, wash hand basin, extractor fan.

OUTSIDE

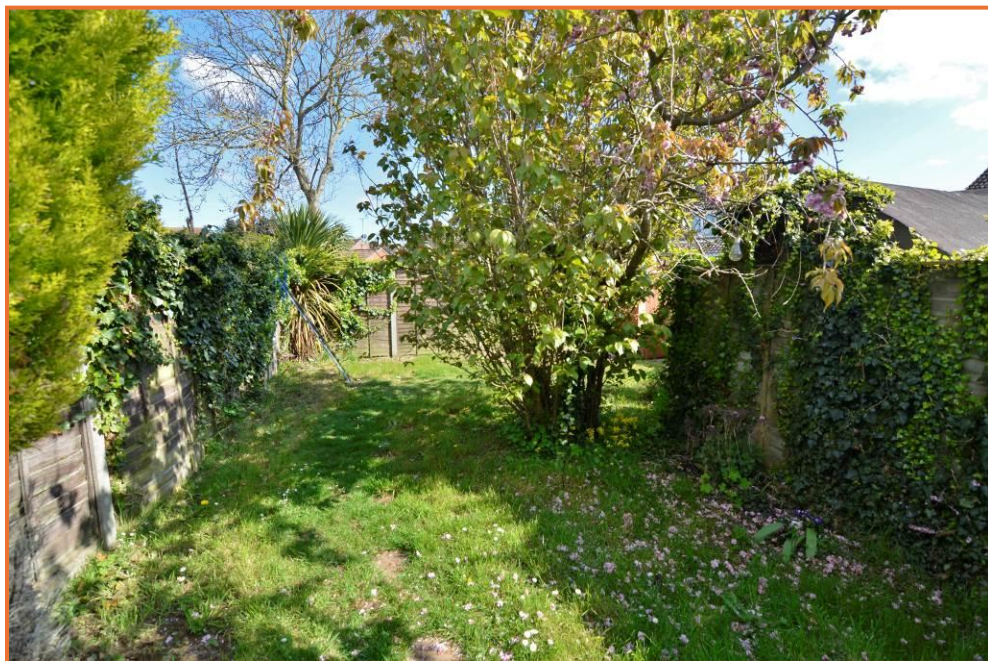
The property benefits from considerable off-street parking with a driveway/standing area located adjacent to the terrace enabling off street parking for up to three vehicles plus a further parking space.

REAR GARDEN

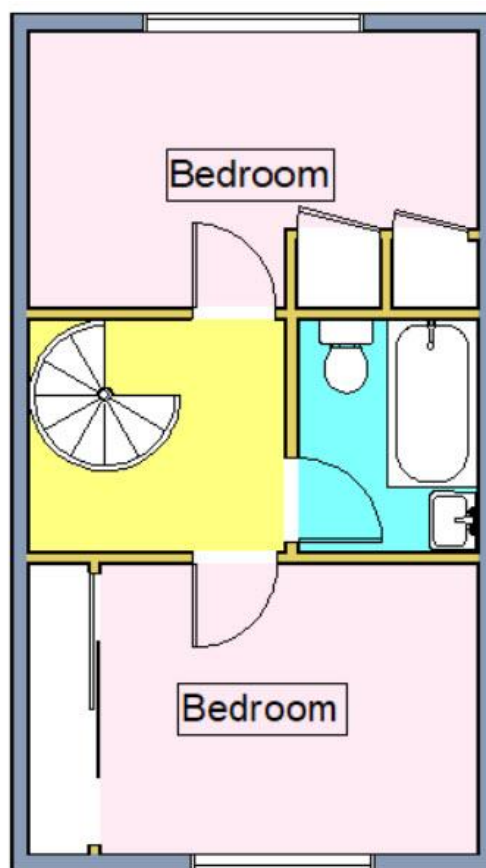
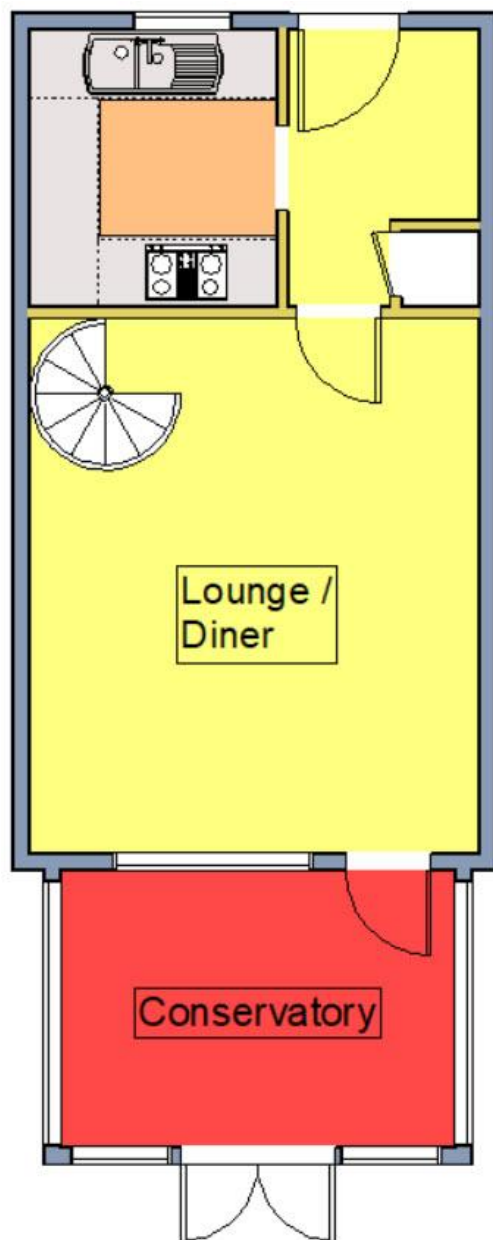
To the rear of the property is a garden which is considered a good size for a property of this style having a patio/terrace in turn leading to area laid to lawn. The garden extends to approximately 50' in depth and 28' maximum in width.

COUNCIL TAX

Band 'B'







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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