



6 Woodlands Avenue, Trimley St. Mary, IP11 0AB

£230,000 FREEHOLD

Seemingly ideal for a first time buyer and located in the popular village of Trimley St. Mary is this well presented two bedroom mid terrace home built by the Bloor Group of Developers in 2017.

In addition to the two bedrooms the property benefits from two allocated off road parking spaces, a modern kitchen, downstairs cloakroom and a modern bathroom.

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

Woodlands Avenue is ideally located a short distance away from Trimley St Mary Primary School which boasts an Ofsted rating of good. Trimley is also known for its nature walks and ideal location with bus stops and easy access to Felixstowe town centre and Ipswich.

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

ENTRANCE DOOR Opening into :-

ENTRANCE HALL 13' 6" x 6' 7" (4.11m x 2.01m)
Radiator, stairs leading up to the first floor, doors to :-

CLOAKROOM Suite comprising low level WC, hand wash basin with mixer tap, radiator, extractor.

KITCHEN 10' 2" x 6' 10" (3.1m x 2.08m)
Fitted worktops and 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 a washing machine, integrated electric oven with four ring electric hob and cooker hood above, space for a freestanding fridge/freezer, window to front aspect, extractor.

LOUNGE/DINER 13' 9" x 12' 8" (4.19m x 3.86m)
Radiator, window and door to rear aspect, under stairs storage cupboard, TV point.

FIRST FLOOR LANDING Access to the loft space, door to :-

BEDROOM 1 13' 9" maximum x 10' 4" (4.19m x 3.15m)
Radiator, TV point, two windows to the front aspect, above stairs storage cupboard.

BEDROOM 2 15' 4" x 7' 4" (4.67m x 2.24m)
Radiator, window to rear aspect, TV point.

BATHROOM 9' 1" x 6' 2" (2.77m x 1.88m)
Modern suite comprising low level WC, hand wash basin with mixer tap, panel bath with mixer tap and shower over, tiled surround, heated towel rail, shaver point, extractor, obscured window to rear aspect, storage cupboard housing the Ideal Logic boiler.

OUTSIDE To the front of the property there are two allocated off road parking spaces, garden path leading to the entrance door. Plant area with various plants and shrubs.

The enclosed rear garden is mainly laid to lawn with a patio area and garden path leading to storage shed, rear access gate, outside lighting.

COUNCIL TAX Band 'B'

AGENT NOTE This property is also available for 50% shared ownership. Ask Scott Beckett for more information.





