



25 The Avenue, Trimley St. Mary, IP11 0TT

£385,000 FREEHOLD

Rarely available to the market a beautifully presented double bay fronted five-bedroom Victorian semi-detached family home located in the popular residential village of Trimley St Mary.

In addition to the five bedrooms the property benefits from two reception rooms, a conservatory and a beautifully presented south westerly facing rear garden.

The accommodation in brief comprises entrance hall, lounge, dining room, kitchen/breakfast room, conservatory, on the first floor are three of the bedrooms and a family bathroom, with two further bedrooms on the second floor. Heating is supplied in the form of gas fired central heating to radiators.

The property has an abundance of character features throughout including the original restored Victorian sash windows and fireplaces in various rooms.

Being located on The Avenue the property is conveniently located a short distance away from Trimley St Mary primary school and Trimley train station. Open countryside and nature walks are also nearby and Felixstowe town centre is approximately one and a half miles away.

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

STORM PORCH

With curved archway and entrance door opening into :-

ENTRANCE HALLWAY 21' 1" x 5' 8" (6.43m x 1.73m)

Reclaimed pinewood herringbone style flooring, radiator, stairs leading up to the first floor with an under stairs storage cupboard, picture rail and doors to :-

LOUNGE 14' 7" into the bay x 12' 1" (4.44m x 3.68m)

Bay window to the front aspect, radiator, TV point, reclaimed pinewood herringbone style flooring, feature fireplace with surround, picture rail.

DINING ROOM 12' 5" x 10' 10" (3.78m x 3.3m)

Reclaimed pinewood herringbone style flooring, radiator, original feature fireplace, windows to side and rear aspects.

KITCHEN/BREAKFAST ROOM 15' 6" x 10' 5" (4.72m x 3.18m)

Fitted Angolan granite worktops with matching upstands, 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 spaces available for under counter fridge and freezer, integrated eye level double oven with a four ring electric hob with cooker hood above, breakfast bar with seating available and storage below, radiator, tiled flooring, two windows to side aspect, windows and door opening into :-

CONSERVATORY 9' 10" x 9' 8" (3m x 2.95m)

Red tile flooring, brick built base conservatory with UPVC windows and doors overlooking the rear garden.

FIRST FLOOR LANDING

Stairs leading up to the second floor and doors to :-

BEDROOM ONE 17' x 14' 6" into the bay (5.18m x 4.42m)

Bay window to front aspect with additional further window to front aspect, two radiators, original feature fireplace, picture rail.

BEDROOM TWO 12' 6" x 10' 10" (3.81m x 3.3m)

Radiator, windows to side and rear aspect, picture rail.

BEDROOM THREE 9' 4" x 9' (2.84m x 2.74m)

Radiator, window to rear aspect, picture rail, airing cupboard housing boiler and hot water cylinder.

BATHROOM 6' 1" x 5' 11" (1.85m x 1.8m)

Re-fitted suite comprising low level WC, hand wash basin with mixer tap, panelled bath with mixer tap and electric shower over, part tiled walls, tiled flooring, heated towel rail, extractor, window to side aspect.

SECOND FLOOR LANDING

Radiator, eaves storage cupboard, access to loft space and doors to :-

BEDROOM FOUR 11' 11" x 10' 9" (3.63m x 3.28m)

Laminate flooring, radiator, picture rail, doors opening out onto :-

BALCONY Facing the front of the property, with wrought iron railings.

BEDROOM FIVE 10' 9" x 9' 3" (3.28m x 2.82m)

Radiator, windows to rear aspect, picture rail.

OUTSIDE

To the front of the property is an open front garden with established shrub and plant areas, tiled pathway leading to the entrance door, shared drive to the side of the property.

The landscaped rear garden is of south westerly aspect, which is mainly laid to lawn, enclosed by fencing and has an established plant and shrub border and a side access gate, curved pathway leading down to the rear of the garden where there is a wild flower area and a garden pond and storage shed.

COUNCIL TAX

Band 'D'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





