



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

£350,000 FREEHOLD

Rarely available to the market and constructed by the Bloor Group of developers around 2018 a detached two bedroom bungalow situated in a pleasant and quiet cul-de-sac leading from the Faulkeners Way development within the village of Trimley St Mary.

In addition to the two bedrooms further accommodation consists of an entrance hallway, an open plan lounge/dining room/kitchen and also a spacious bathroom featuring four piece suite.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of UPVC double glazed construction.

Externally the property benefits from a pleasant enclosed sunny aspect rear garden, whilst to the front aspect there is parking for one/two vehicles, a brick built garage and an electric vehicle charging point.

Woodlands Avenue is ideally situated for access to Trimley High Road with good public transport links to Felixstowe and Ipswich.

In addition the village offers pleasant rural walks and has a train service from Station Road.

Having been constructed around 2017 the property benefits from the remainder of NHBC guarantee.

Rarely available to the market an internal inspection is advised to fully appreciate the location and accommodation on offer.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR Leading to :-

ENTRANCE HALLWAY 13' 7" x 3' 7" (4.14m x 1.09m)

LVT flooring, recessed LED spotlights, radiator, built in storage cupboard and doors leading to each of the two bedrooms, the bathroom and also into :-

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 23' 8" x 15' 3" max (7.21m x 4.65m)

Consisting of :-

KITCHEN/DINING AREA 12' 9" x 9' 10" (3.89m x 3m)

Fitted and comprising a single drainer one and a half bowl Carron Phoenix sink unit with mixer taps and cupboard under, a range of whisper grey gloss fronted cupboards/units also concealed drawers, a range of built in and integrated appliances including a Bosch four ring hob, Bosch oven and extractor hood, glass splashback, integrated dishwasher, integrated washing machine, concealed Ideal Logic gas fired combination boiler serving domestic hot water supply and central heating, radiator, recessed LED spotlights, UPVC double glazed window to outside.

LOUNGE AREA 15' 3" x 13' 10" (4.65m x 4.22m)

Radiator, recessed LED spotlights, UPVC double glazed french doors with further double glazed side panels leading to rear garden.

BEDROOM ONE 12' 10" into wardrobe recess reducing to 11x 10' 1" (3.91m x 3.07m)

Fitted slide robe style mirror fronted wardrobes extending the width and ceiling height and concealing both hanging and shelved storage space, radiator, UPVC double glazed window to front aspect.

BEDROOM TWO 12' into wardrobe recess reducing to 10'3" x 7' 9" plus door recess (1'9") (3.66m x 2.36m)

Fitted slide robe style mirror fronted wardrobes extending to the full width and ceiling height of room, radiator, UPVC double glazed window to front aspect.

BATHROOM 9' 0" x 6' 6" (2.74m x 1.98m)

A spacious bathroom fitted with four piece suite featuring tiled flooring and part tiled wall surfaces, panelled bath with mixer taps and shower attachment, separate shower cubicle, fully tiled inset with wall mounted shower with overhead and side spray and sliding shower door, low level WC, wash hand basin with mixer taps, heated towel rail/radiator, shaver socket, extractor fan, recessed LED spotlights.

OUTSIDE

The property is situated in an extremely pleasant and quiet cul-de-sac leading from the main Woodlands Avenue within the village of Trimley St Mary and accordingly benefits from no passing traffic.

A block paved area to the front garden enables possibility for additional off street parking and with the benefit of an electric vehicle charging point.

To the rear of the property is a garden with a sunny mainly southerly aspect, extending to approximately 32' in width x 30' in depth laid mainly to lawn, the garden is enclosed by panelled fencing and has pleasant established trees beyond.

GARAGE

Up and over door.

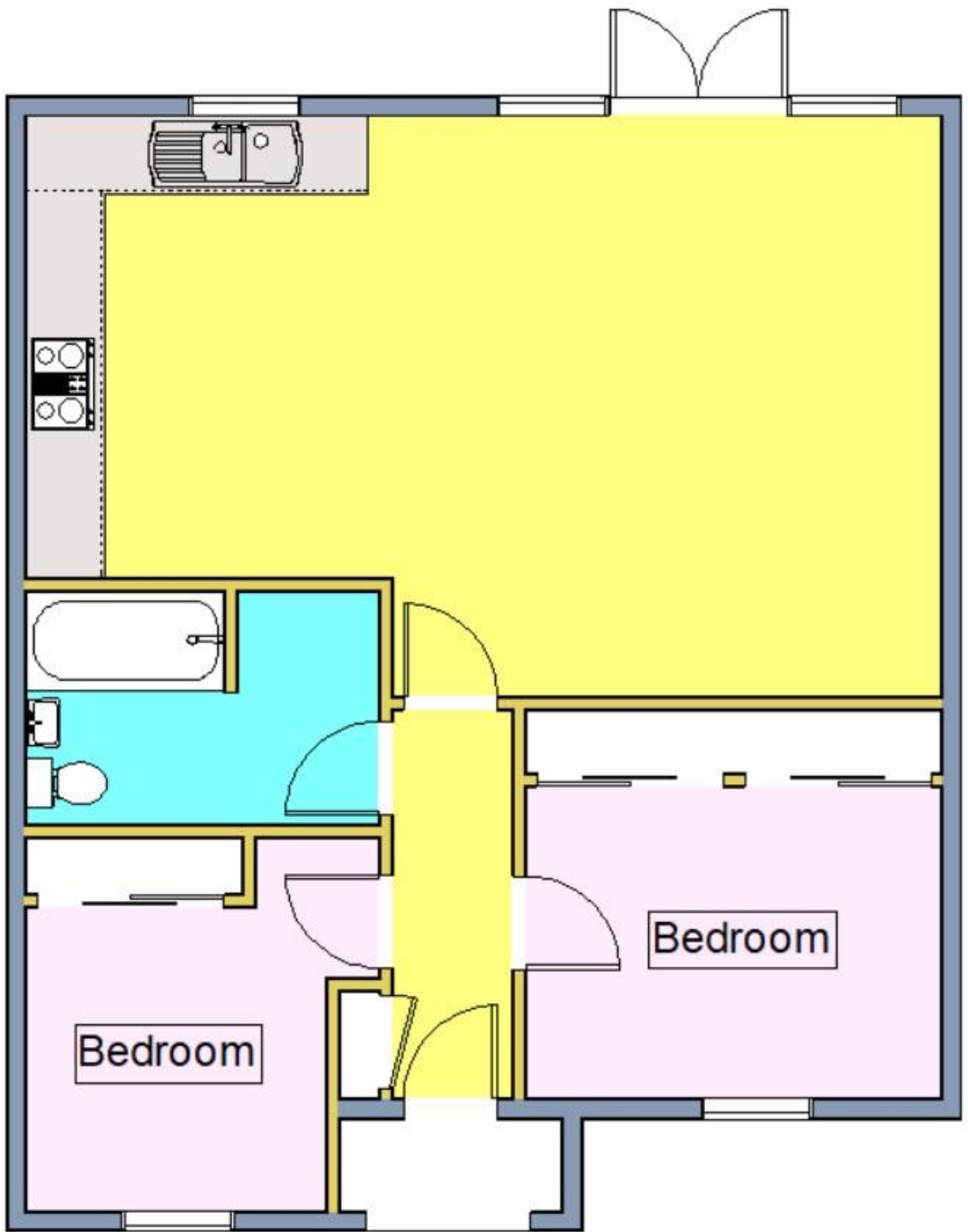
COUNCIL TAX

Band 'C'









Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		