



**12 Station Road, Trimley St. Mary, IP11 0TS**

**£294,000 FREEHOLD**

Offered for sale with no onward chain and located in the popular residential village of Trimley St Mary is this spacious three bedroom Edwardian mid terraced bay fronted family home with accommodation extending approximately to 1237sqft

In addition to the three bedrooms the property benefits from two reception rooms, a conservatory, private rear garden and off road parking. The spacious accommodation in brief comprises entrance porch, entrance hall, lounge, dining room, cloakroom, kitchen, conservatory and on the first floor are three bedrooms and a family bathroom.

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

The property has an abundance of period features throughout such as fireplaces and original floor boards. Being located on Station Road the property is conveniently located within close proximity to Trimley St Mary train station, primary school with an Ofsted rating of 'Good' and the Trimley nature reserve is also nearby.

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

**ENTRANCE DOOR** Opening into :-

**ENTRANCE PORCH** 7' 7" x 2' 10" (2.31m x 0.86m)

Vinyl flooring and door opening into :-

**ENTRANCE HALLWAY** 23' 6" x 2' 10" (7.16m x 0.86m)

Vinyl flooring, radiator, stairs leading up to the first floor and doors to :-

**LOUNGE** 15' 6" into the bay x 10' 11" (4.72m x 3.33m)

Original stripped pine flooring, radiator, bay window to the front aspect, multi-fuel burner/stove with original fireplace surround, TV point, wall lights, original coving.

**DINING ROOM** 11' 9" x 10' 11" (3.58m x 3.33m)

Original wood flooring, radiator, window to rear aspect, under stairs storage cupboard, wall lights.

**CLOAKROOM** 6' 1" x 3' 2" (1.85m x 0.97m)

Victorian style suite comprising mid level WC, hand wash basin with tiled splashback, vinyl flooring and obscured window to the side aspect.

**KITCHEN** 18' 4" x 9' 6" (5.59m x 2.9m)

Fitted Granite worktops with matching upstands, hand made solid wood fitted storage units above and matching units and drawers below, deep Butler sink with mixer tap, integrated dishwasher, space and plumbing available for both a washing machine and a tumble dryer, Rangemaster cooker with induction hob and Rangemaster cooker hood above, airing cupboard, under counter lighting, plinth heater, obscured window to side aspect and window to rear aspect with door opening into :-

**CONSERVATORY** 11' 2" x 9' 11" (3.4m x 3.02m)

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, radiator, tiled flooring.

**FIRST FLOOR LANDING** Radiator, access to the loft space and doors to :-

**BEDROOM ONE** 14' 3" x 11' 9" (4.34m x 3.58m)

Original wood flooring, radiator, two windows to the front aspect, original feature fireplace, picture rail, above stairs storage cupboard, wall lights.

**BEDROOM TWO** 11' 7" x 9' 6" (3.53m x 2.9m)

Laminate flooring, radiator, window to rear aspect, original feature fireplace, cupboard housing Viessman combi boiler, picture rail.



**BEDROOM THREE 10' 10" x 9' 1" (3.3m x 2.77m)**

Radiator, window to rear aspect, original feature fireplace.

**FAMILY BATHROOM 9' 8" x 6' 3" (2.95m x 1.91m)**

Re-fitted Victorian style suite comprising high level WC, hand wash basin with tiled surround, bath with central mixer tap and shower over, heated towel rail, tiled flooring, two obscured windows to the side aspect, extractor.

**OUTSIDE**

To the front of the property is a low maintenance front garden with a pebbled area, established plant and shrub border, low brick wall to the front boundary and a gated path leading to the entrance door.

The private rear garden is enclosed by fencing and has a generous size patio area with established shrub and plant border and pebbled area, the remainder of the garden is laid to lawn, storage shed, outside tap, various shrubs including Jasmine plants, Honeysuckle, climbing Fuchsia, Wisteria and rear access gate opening out onto the off road parking area which is accessed from The Avenue.

**COUNCIL TAX**

Band 'B'



















