



4 High Hall Close, Trimley St. Martin, IP11 0TJ

£450,000 FREEHOLD

Rarely available to the market and located in a quiet cul-de-sac is the popular residential village of Trimley St. Martin, a three/four bedroom detached family home built in the 1990s.

In addition to the four bedrooms the property further benefits from off road parking, garage, a modern kitchen/diner, en-suite shower room to bedroom one and a south/easterly facing rear garden, with an enclosed Swim Spa pool and hot tub.

The accommodation in brief comprises; entrance hall, cloakroom, lounge, kitchen/diner. Upstairs is bedroom one with an en-suite shower room, bedroom two and four have been combined to create one large room (can be easily reverted back), bedroom three and a family bathroom.

Heating is supplied in the form of gas fired central heating to radiators, with electric underfloor heating in the entrance hall and kitchen. Windows are of double glazed construction.

High Hall Close is a pleasant cul-de-sac situated approximately three miles from Felixstowe, offering easy access to open countryside and the main A14 by-pass to Ipswich.

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

Double glazed wooden entrance door opening into:

ENTRANCE HALL 19' 5" x 7' 4" (5.92m x 2.24m)

Tiled flooring with electric underfloor heating, stairs leading up to the first floor with under stairs storage cupboard, radiator, two sets of double doors opening into lounge and kitchen/diner.

CLOAKROOM 6' 2" x 2' 8" (1.88m x 0.81m)

Modern suite comprising; WC with hidden cistern, vanity wash hand basin with mixer tap. Heated towel rail, tiled flooring, obscured window to side aspect.

LOUNGE 18' 10" x 12' 3" (5.74m x 3.73m)

Two radiators, TV point, modern box bay window to front aspect, additional windows to front and side aspect. Gas feature fireplace with marble surround.

KITCHEN/DINER 18' 10" x 11' 4" (5.74m x 3.45m)

Granite fitted curved worktops with matching upstands, fitted shaker style units above and matching units and drawers below. Composite one and a half bowl sink unit with mixer tap and single drainer. Integrated dishwasher, washing machine and microwave. Further spaces available for American style freestanding fridge/freezer and Rangemaster cooker with cooker hood above. TV point, tiled flooring with electric underfloor heating, spotlights and under counter lighting, radiator, windows and patio door to rear aspect.

FIRST FLOOR LANDING

Curved window to side aspect, access to loft space, doors to:

BEDROOM ONE 12' 4" x 11' 8" (3.76m x 3.56m)

Radiator, window to rear aspect. Door to:

ENSUITE SHOWER ROOM 6' 2" x 5' (1.88m x 1.52m)

Modern suite comprising; low level WC, wash hand basin with mixer tap, corner shower cubicle, heated towel rail, obscured window to rear aspect

BEDROOM TWO/BEDROOM FOUR 19' 11" x 8' 11" (6.07m x 2.72m)

Two rooms which have been combined into one and can be easily restored back to its original layout of two separate bedrooms with separate measurements as follows:

BEDROOM TWO 11' 1" x 8' 11" (3.38m x 2.72m)

Radiator, windows to front and side aspect.

BEDROOM FOUR 8' 11" x 8' 5" (2.72m x 2.57m)

Radiator, window to side aspect.

BEDROOM THREE 9' 7" x 9' 6" (2.92m x 2.9m)

Radiator, window to front, above stairs storage cupboard.

FAMILY BATHROOM 7' 5" x 6' 3" (2.26m x 1.91m)

Suite comprising; low level WC, wash hand basin, panelled bath with mixer tap and shower head attachment. Part tiled walls, shaver point, radiator, obscured window to side aspect.

OUTSIDE

To the front of the property is a recently laid fully block paved driveway enabling ample off road parking, high hedge to the front boundary, side access gate.

The rear garden is of south/easterly aspect offers a good degree of privacy and is enclosed by fencing. Mainly laid to lawn with a patio area, outside lighting and tap, storage shed and bin store. Access to:

POOL ROOM 23' 6" x 13' 5" (7.16m x 4.09m)

Fully insulated and waterproofed. Radiator, dehumidifier, light and power connected, windows to front and rear aspect, two sets of French doors. Swim-Spa hot tub and swimming pool measuring approximately 18'4" in length by 6'4" in width with dual controls, fully heated and jets. The pool is approximately 4'5 in depth.

GARAGE 18' 3" x 9' 2" (5.56m x 2.79m)

Pitched roof garage with light and power connected, up and over door. Gas boiler located in garage.

COUNCIL TAX

Band 'D'









