



## 6 Red House Close, Trimley St. Martin, IP11 0QJ

**£240,000 FREEHOLD**

A semi-detached three-bedroom property of traditional brick cavity wall construction beneath a tiled roof, situated within a cul-de-sac in the village of Trimley St Martin, approximately 3 miles from Felixstowe's main town centre.

In addition to three bedrooms further accommodation consists of entrance hall, lounge, kitchen / dining room and first floor bathroom.

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

Externally the property offers a pleasant enclosed rear garden with sunny aspect and leading from Red House Close a driveway / standing area enables off street parking.

Red House Close is a cul-de-sac within the village of Trimley St Martin leading from Old Kirton Road and is ideally located for access to public transport facilities to and from Ipswich and Felixstowe, local shopping facilities, pleasant rural walks, the Hand in Hand public house and also access to the A14.

Offered for sale with vacant possession and no onward chain an internal inspection is advised to fully appreciate the accommodation on offer.

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

Leading to :-

#### **ENTRANCE HALL 5' x 5' (1.52m x 1.52m)**

Staircase leading to first floor landing and door leading to :-

#### **LOUNGE 15' 10" x 12' 3" (4.83m x 3.73m)**

Flame effect gas fire set within red brick fireplace, radiator, UPVC double glazed window to front aspect, part glazed door leading to :-

#### **KITCHEN/DINING ROOM 16' x 10' 7" (4.88m x 3.23m)**

Fitted comprising a single drainer sink unit with cupboards under, fitted drawers, cupboards, units and work surfaces, plumbing for automatic washing machine, space for tumble dryer, space for fridge/freezer, gas cooker point, boiler/storage cupboard housing Worcester gas fired boiler serving domestic hot water supply and central heating, large under stairs storage cupboard, tiled flooring, radiator, UPVC double glazed window to rear aspect.

#### **FIRST FLOOR LANDING 7' 10" x 5' 8" (2.39m x 1.73m)**

Built in storage cupboard, UPVC double glazed window to side aspect, doors leading to :-

#### **BEDROOM ONE 13' 7" x 10' 1" (4.14m x 3.07m)**

Radiator, UPVC double glazed window to rear aspect.

#### **BEDROOM TWO 13' 1" x 8' plus door recess (3.99m x 2.44m)**

Radiator, UPVC double glazed window to front aspect.

#### **BEDROOM THREE 10' max x 7' 8" max (L Shaped) (3.05m x 2.34m)**

Radiator, large over stairs storage cupboard, UPVC double glazed window to front aspect.

#### **BATHROOM 8' 6" max reducing to 6' 4" x 5' 8" (2.59m x 1.73m)**

Re-fitted with part tiled wall surfaces and comprising a panelled bath with wall mounted Triton shower over and adjacent shower screen, low level WC, wash hand basin with drawers beneath, radiator, UPVC double glazed window to side aspect.

**OUTSIDE** The property has a driveway and standing area to the front aspect enabling off street parking for up to four vehicles. A gate allows side access to the rear garden.



**REAR GARDEN 32' x 25' (9.75m x 7.62m)**  
With a southerly aspect, enclosed by fencing, the rear garden is low maintenance being patio/terrace and also houses a timber storage shed.

**COUNCIL TAX**  
Band 'B'

Address: 6 Red House Close, Trimley St. Martin, FELIXSTOWE, IP11 0...  
RRN: 0340-2177-8530-2305-2231







