



27 Hunters End, Trimley St. Mary, Felixstowe, IP11 0XH

£330,000 FREEHOLD

Located in a quiet cul-de-sac in the popular residential village of Trimley St. Mary, is this beautifully presented and extended three bedroom detached family home.

In addition to the three bedrooms, the property benefits from two reception rooms, ample off road parking, a garage and a private south/west facing rear garden.

The accommodation in brief comprises; spacious entrance hallway, inner hall, cloakroom, lounge, dining room and kitchen. On the first floor are three double 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 is conveniently located a short distance away from Trimley train station and Trimley St. Mary primary school, which boasts an Ofsted rating of Good. Felixstowe town centre is approximately 1.5 miles away.

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

Entrance door opening into:

ENTRANCE HALL 9' 9" x 6' 8" (2.97m x 2.03m)

Forming part of the extension. Laminate flooring, radiator, windows to front and side aspect. Door to:

INNER HALL

Laminate flooring, stairs leading to first floor. Doors to:

CLOAKROOM 4' 10" x 2' 10" (1.47m x 0.86m)

Forming part of the extension. Suite comprising; low level WC, hand wash basin with mixer tap. Laminate flooring, heated towel rail, extractor, obscured window to side aspect.

LOUNGE 15' 10" x 11' 9" (4.83m x 3.58m)

Laminate flooring, radiator, windows and French doors to rear garden, TV point.

DINING ROOM 11' 5" x 9' 9" (3.48m x 2.97m)

Forming part of the extension. Radiator, windows to both rear and side aspect.

KITCHEN 15' 11" x 9' 6" (4.85m x 2.9m)

Modern refitted kitchen comprising fitted worktops with matching upstand, high gloss fitted storage units above and matching units and drawers below. Composite sink unit with hose style mixer tap and single drainer. Integrated appliances such as dishwasher, washing machine and under counter fridge. Eye level integrated Hotpoint double oven. Five ring gas hob with cooker hood above. Under stairs storage cupboard. Windows to both front and side aspect. Door to outside.

FIRST FLOOR LANDING

Window to side aspect. Airing cupboard housing combination boiler. Doors to:

BEDROOM ONE 12' x 11' 10" (3.66m x 3.61m)

Radiator, window to side aspect, fitted wardrobes.

BEDROOM TWO 11' 3" x 9' 10" (3.43m x 3m)

Radiator, window to front aspect, access to loft space.

BEDROOM THREE 9' x 7' 2" (2.74m x 2.18m)

Radiator, window to side aspect.

BATHROOM 6' 5" x 5' 7" (1.96m x 1.7m)

Modern refitted suite comprising; WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard below, panelled bath with mixer tap and twin head shower over. Fitted shower screen, shaver point, heated towel rail, extractor, obscured window to side aspect.

OUTSIDE

To the front of the property is a spacious front garden which is mainly laid to lawn and enclosed by fencing. Garden path leading to entrance door. Imprinted concrete driveway enabling ample off road parking. Outside tap.

The rear garden is of south westerly aspect and upon entering from the lounge is a covered decking area with outside lighting and socket. This then opens up into the remainder of the garden which is mainly laid to lawn with an established shrub and plant border. Storage shed, side access gate and service door into:

GARAGE 16' 10" x 8' 2" (5.13m x 2.49m)

Pitched roof garage with an up and over door, light and power connected.

COUNCIL TAX

Band 'C'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









