



36 New Road, Trimley St. Mary, IP11 0TF

GUIDE PRICE £350,000 FREEHOLD

Offered for sale with no onward chain, an extended and clad fronted three bedroom detached bungalow located in the popular village of Trimley St. Mary.

In addition to the three bedrooms the bungalow benefits from off road parking, a sun lounge and a south facing rear garden,

The accommodation in brief comprises; entrance hall, cloakroom, lounge, kitchen, sun lounge, three bedrooms and a shower room. Heating is supplied in the form of gas fired central heating to radiators, with underfloor heating in the kitchen and sun lounge.

The property is situated in this popular residential location, approximately two miles from Felixstowe Town Centre and being within easy reach of the Trimley railway station and open countryside.

Double glazed entrance door leading to:-

ENTRANCE HALL

Radiator, light tunnel, built in storage cupboard. Doors to:

LOUNGE 16' 6" x 12' 5" reducing to 10'9" (5.03m x 3.78m)

Two radiators, T.V point, double opening to:-

SUN LOUNGE 21' 4" x 9' 2" (6.5m x 2.79m)

Windows to side and rear aspects. Patio doors leading onto rear garden. underfloor heating.

KITCHEN 14' 8" x 9' 7" (4.47m x 2.92m)

Fitted worktops with storage units and drawers below, matching eye level cupboards, ceramic sink with drainer and hose style mixer tap. Space and plumbing available for washing machine and dishwasher, space for freestanding fridge freezer, space for a large range cooker, window to side aspect, LED spotlights and underfloor heating.

BEDROOM ONE 11' 9" x 10' 9" (3.58m x 3.28m)

Radiator, window to the front aspect.

BEDROOM TWO 8' 9" x 8' 9" (2.67m x 2.67m)

Radiator, window to the front aspect.

BEDROOM THREE 8' 9" x 6' 5" (2.67m x 1.96m)

Radiator, window to the front aspect.

SHOWER ROOM

Modern suite comprising low level W.C., vanity unit with wash hand basin and mixer tap, storage cupboard under. Vertical radiator, corner shower cubicle.

OUTSIDE

To the front of the property is a driveway allowing off road parking for two cars. Rest of the front garden is laid to lawn.

The south facing rear garden is enclosed by fencing and is mainly artificial lawn. Storage shed. Covered seating area. Side access gate.

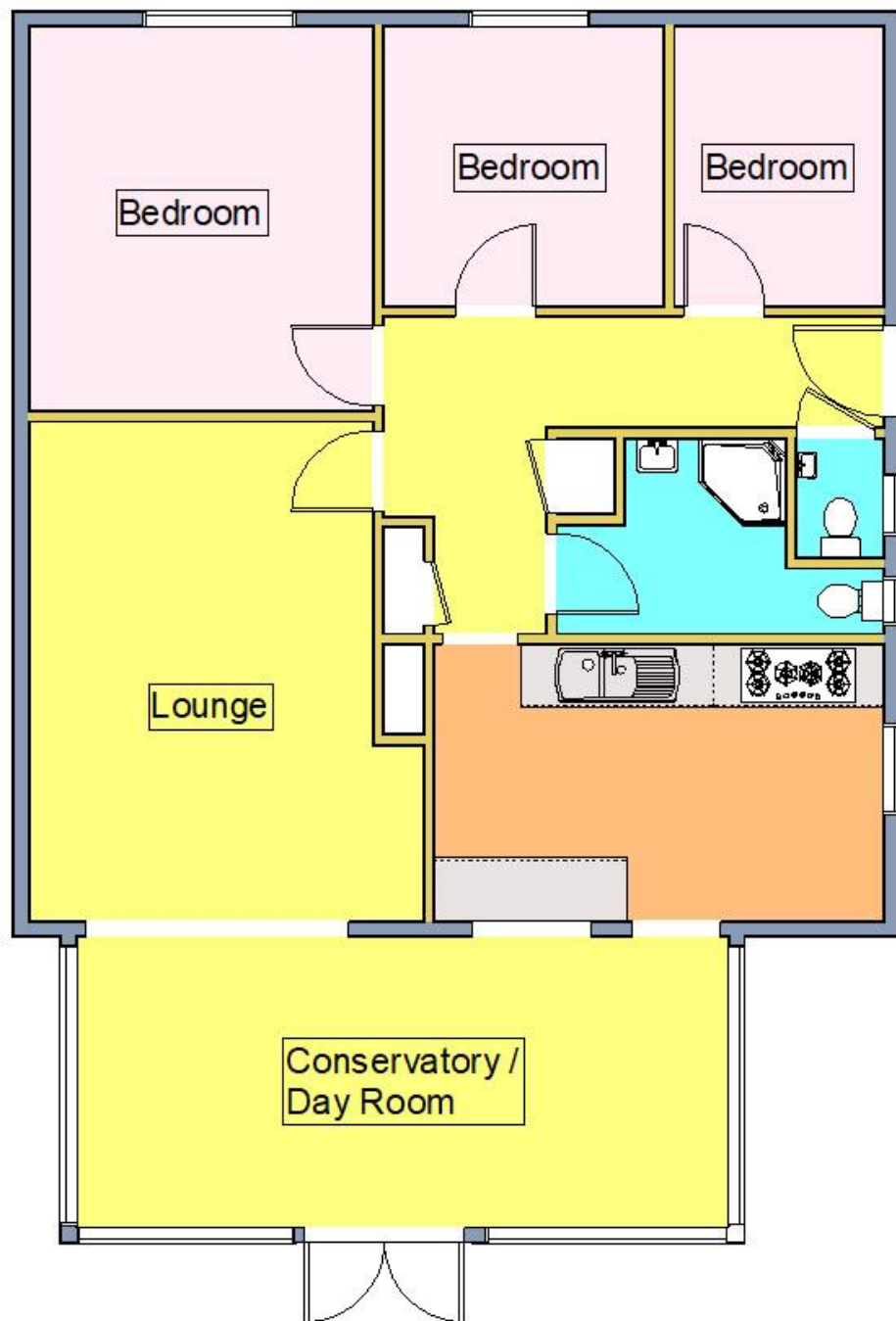
COUNCIL TAX

Band 'C'









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC