



23 Cavendish Road, Trimley St. Martin, Felixstowe IP11 0RR

£335,000 FREEHOLD

An older style semi detached house of traditional brick cavity wall construction with a rendered finish beneath a pitched tiled roof, with considerable scope to either re-configure or extend.

The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms and first floor bathroom. Heating is supplied in the form of gas fired central heating via radiators with a modern boiler and windows have been replaced with UPVC sealed units.

The property is situated in a popular residential road in the heart of the village of Trimley St Martin convenient for nearby schools, public transport links to Ipswich and Felixstowe and open countryside with an abundance of walks available.

COVERED STORM PORCH

With part glazed wooden entrance door opening to :-

ENTRANCE HALLWAY

Radiator, staircase leading to the first floor with storage recess below, built in pantry cupboard with fitted shelves and UPVC sealed unit double glazed window to the rear aspect.

LOUNGE 16' 6" x 10' (5.03m x 3.05m)

Marble fireplace surround with gas living flame effect fire, radiator, TV point, UPVC sealed unit double glazed windows to the front and rear aspect.

DINING ROOM 11' 2" x 10' (3.4m x 3.05m)

Radiator, UPVC sealed unit double glazed windows to the front and side aspect.

KITCHEN 11' 2" x 6' 6" (3.4m x 1.98m)

Modern fitted cupboards comprising base units with drawers and solid wood block work surfaces over, matching eye level cupboards, stainless steel single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for automatic dishwasher, space for fridge, electric cooker point, radiator, built in storage cupboard and built in double door pantry with cupboards over, UPVC sealed unit double glazed window to the rear aspect, door to :-

COVERED PASSAGEWAY WITH DOORS TO THE FRONT AND REAR ASPECTS

With access to numerous out houses :-

BRICK BUILT STORE 10' 2" x 6' (3.1m x 1.83m)

Window to the front aspect (not double glazed).

COAL STORE 6' 10" x 3' (2.08m x 0.91m)

SEPARATE WC

White suite comprising WC and wash hand basin. Single glazed window to the rear aspect.

UTILITY 9' x 6' 8" (2.74m x 2.03m)

Plumbing for automatic washing machine, Butler sink, window to the rear aspect.

AGENT'S NOTE

On numerous other similar styles of property these areas have all been combined to facilitate additional living accommodation.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 16' 6" x 10' 2" (5.03m x 3.1m)

Radiator, built in cupboard housing wall mounted Worcester gas fired boiler, UPVC sealed unit double glazed windows to the front and rear aspect.

BEDROOM TWO 10' 2" x 10' (3.1m x 3.05m)

Radiator, UPVC sealed unit double glazed windows to the front and side aspect.

BEDROOM THREE 10' x 6' 10" (3.05m x 2.08m)
 Built in wardrobe cupboard, radiator, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM
 White suite comprising low level WC, pedestal wash hand basin, panelled bath with Mira Event shower, radiator, fully tiled walls, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE
 The property is recessed from the road with a garden laid to lawn with rose borders and hedging to the front boundary, Herringbone style block paved driveway, pathway leading to the entrance door.

To the rear of the property there is a good size garden, laid to lawn, interspersed with shrubs and trees, mature conifers to the rear boundary.

COUNCIL TAX
 Band 'B'







