



Portobello House, 295B High Road, Trimley St. Martin, IP11 0RJ

£525,000 FREEHOLD

A fantastic opportunity to acquire a newly constructed energy efficient three bedroom detached family home of part hardyplank finish underneath a pitched tiled roof in the popular village of Trimley St Martin.

In addition to the three bedrooms the property benefits from two reception rooms, a spacious open plan kitchen/dining room, utility room, three double bedrooms with an en-suite to bedroom one, ample off road parking with an EV charger and a south west facing rear garden.

Furthermore the property benefits from air source heat pump heating system, integrated appliances in the kitchen and a 10 year structural warranty.

The accommodation in brief comprises entrance hallway, cloakroom, study, lounge, kitchen/dining room, utility room, upstairs are three double bedrooms with an en-suite shower room to bedroom one and a modern family bathroom.

The property is nearing completion and a viewing is recommended at the earliest convenience to appreciate the spacious accommodation on offer.

ENTRANCE DOOR

Opening into :-

SPACIOUS ENTRANCE HALLWAY 27' 8" max reducing to 15'8" x 6' 7" (8.43m x 2.01m)

Under floor heating, stairs leading up to the first floor, spotlights, doors to :-

CLOAKROOM 7' 10" x 2' 11" (2.39m x 0.89m)

Qualitex fitted bathroom suite comprising low level WC, hand wash basin with mixer tap, spotlights, extractor, under stairs storage cupboard.

STUDY 7' 8" x 7' 7" (2.34m x 2.31m)

Under floor heating, spotlights, window to front aspect.

LOUNGE 20' x 11' 1" (6.1m x 3.38m)

Windows to both front and rear aspect, under floor heating.

KITCHEN/DINER ROOM 19' 6" x 13' 5" (5.94m x 4.09m)

Benchmark fitted kitchen with laminate fitted worktops, shaker style driftwood blue fitted storage units above and matching storage units and drawers below, ceramic one and a half bowl sink unit with mixer tap and single drainer, Bosch integrated appliances such as eye level oven with combi microwave above, fridge/freezer and dishwasher, larder style cupboard, fitted peninsular with wood fitted worktops and large storage cupboards and drawers below, under floor heating, spotlights, window to side aspect, bi-folding doors to rear aspect and door to :-

UTILITY ROOM 7' 8" x 5' 4" (2.34m x 1.63m)

Laminate fitted worktops, driftwood blue fitted shaker style units above and one matching unit below, space and plumbing available for both a washing machine and a tumble dryer, spotlights, extractor, under floor heating, side access door to outside.

FIRST FLOOR LANDING

Triple glazed Velux window to rear aspect, radiator, access to loft space, airing cupboard housing pressurized hot water cylinder and under floor heating controls, doors to :-

BEDROOM ONE 20' x 11' 1" (6.1m x 3.38m)

Two radiators, window to front aspect, triple glazed Velux window to rear aspect and door to :-

EN-SUITE SHOWER ROOM 8' 2" x 3' 11" (2.49m x 1.19m)

Qualitex fitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards below, double width walk in shower with twin shower head, part tiled walls, tiled flooring, heated towel rail, wall mounted LED lit mirror cabinet, spotlights and extractor.

BEDROOM TWO 18' 1" x 10' 2" (5.51m x 3.1m)

Radiator, window to front aspect.

BEDROOM THREE 13' 5" x 10' 1" (4.09m x 3.07m)

Radiator, triple glazed window to rear aspect.

FAMILY BATHROOM 9' 5" x 6' 7" (2.87m x 2.01m)

Qualitex fitted suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboards below, bath unit with mixer tap and tiled surround, walk in shower with twin shower head and tiled surround, tiled flooring, heated towel rail, spotlights, obscured window to side aspect.

OUTSIDE

The front of the property is accessed via a shared drive opening out into the remainder of the landscaped front garden with ample off road parking, EV car charger point, outside lighting, ramp leading to the entrance door.

The enclosed rear garden is south west facing, approximately 74' in depth and comprises of an Indian sandstone patio area opening out the remainder of the garden which is laid to lawn, enclosed by fencing, outside lighting, outside tap, side access gate. Hard standing area with potential development for large storage space.

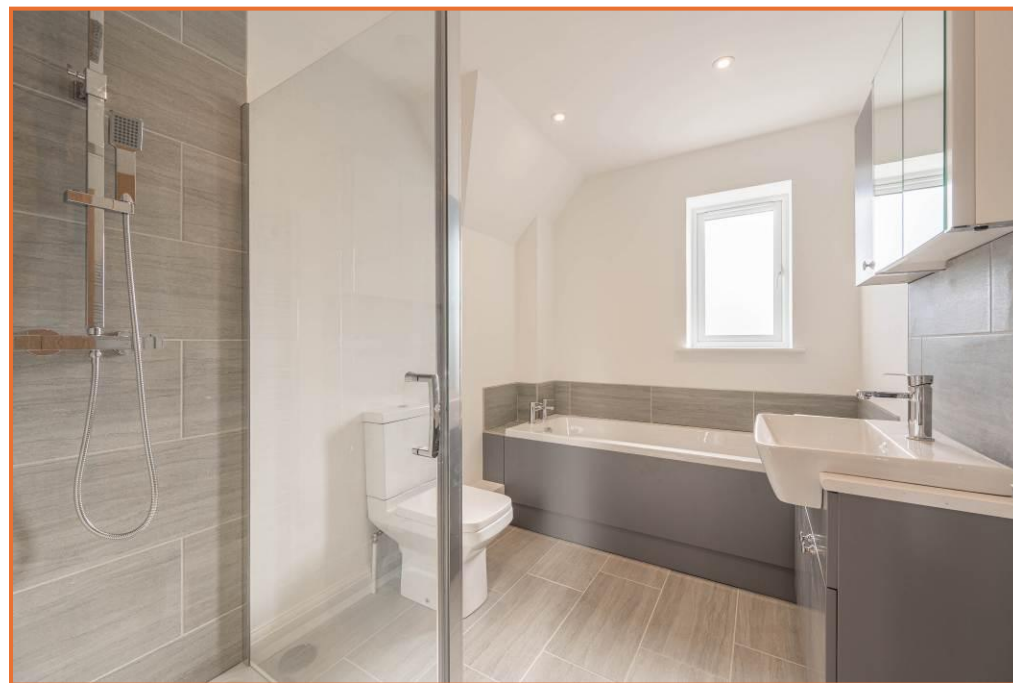
COUNCIL TAX BAND

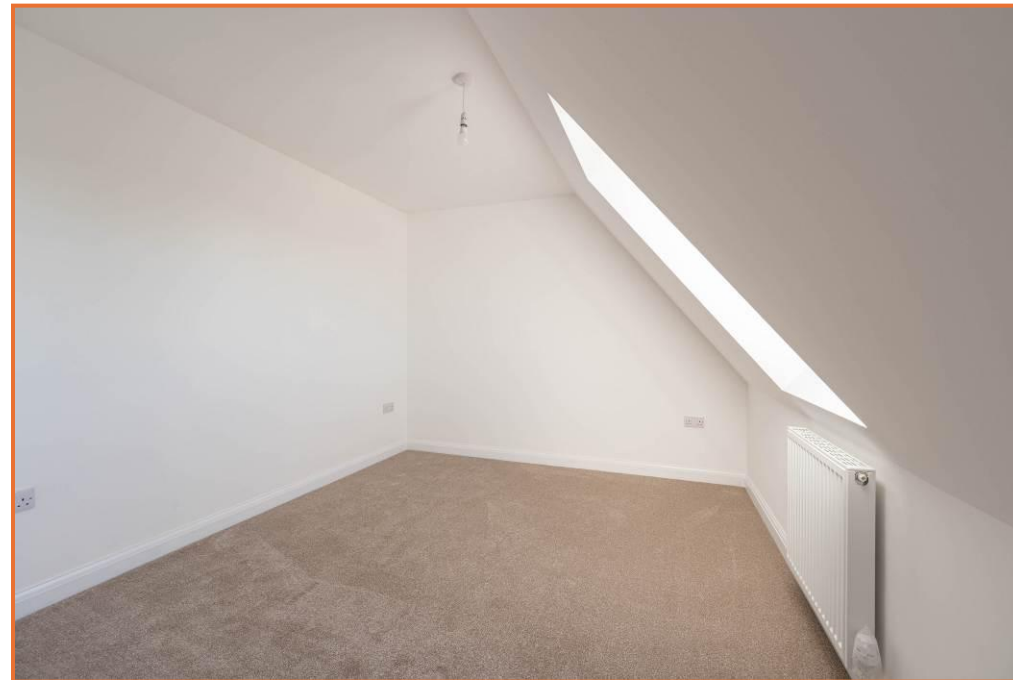
New Build - TBC

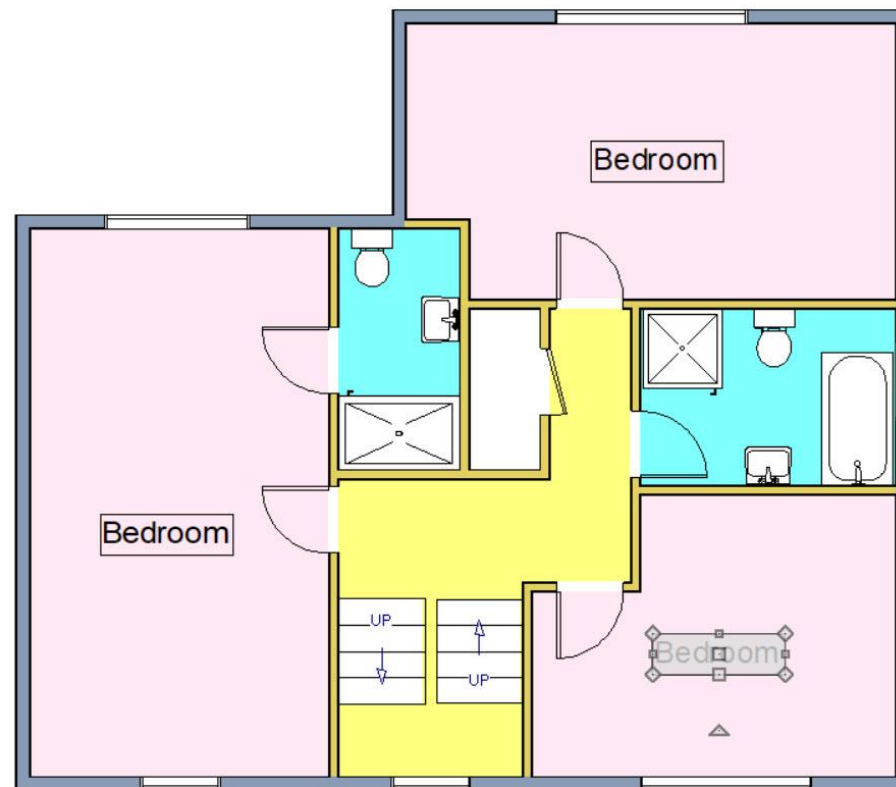
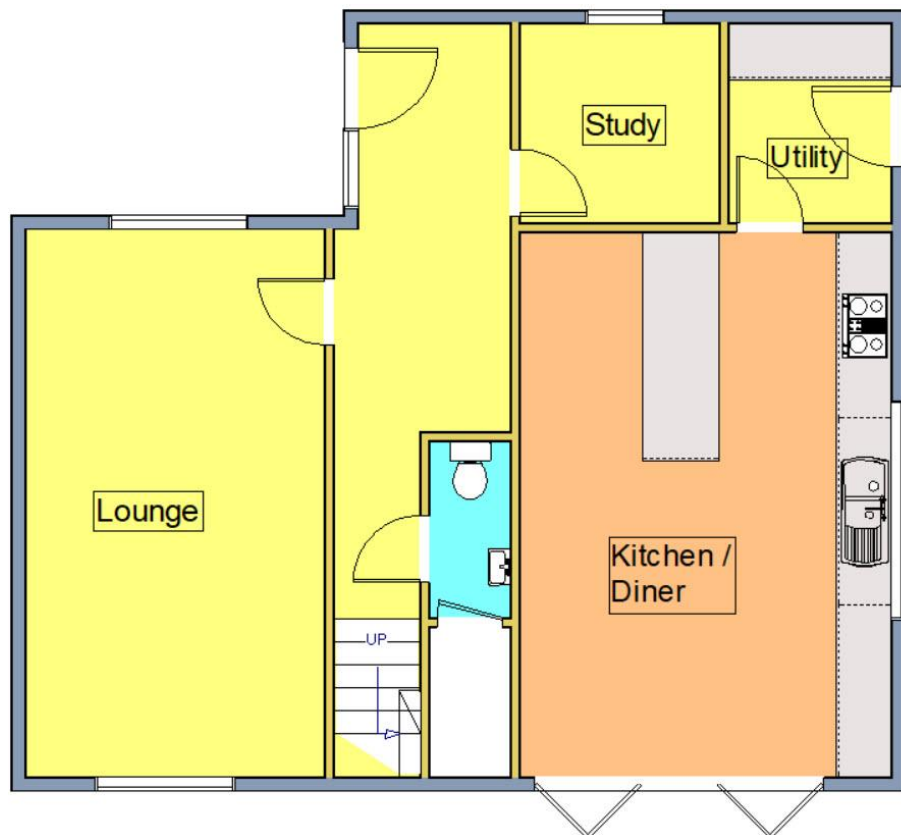












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