



The Pines, 1 Manor Road, Trimley St. Mary, IP11 0TU

£400,000 FREEHOLD

Offered for sale with no onward chain, an individual, extended detached bungalow built in the 1970's with potential for further extensions and improvement standing in secluded gardens of approximately 0.22 of an acre (sts) at the end of a residential no through road.

The well planned and spacious accommodation briefly comprises, entrance porch, entrance hall, lounge, double glazed conservatory, kitchen/breakfast room, utility room, three double bedrooms, shower room, bathroom and separate WC.

Further benefits include double glazed windows, gas fired central heating, attractive gardens, driveway with off street parking for numerous vehicles, garage and large timber workshop/store.

The property is situated at the end of a private residential road with no passing traffic in the village of Trimley St Mary, convenient for local schools, public transport services, countryside walks and is within less than one a half miles from Felixstowe's main town centre thoroughfare with a variety of restaurant's, cafes, shops and facilities available.

UPVC SEALED UNIT DOUBLE GLAZED DOOR

Opening to :-

ENTRANCE PORCH

Brick and UPVC double glazed construction, tiled floor. Door to :-

ENTRANCE HALL

Built in triple door cloaks cupboard, access to loft space with pull down loft ladder, two radiators, built in airing cupboard housing pre-insulated lagged hot water cylinder with pine slatted shelves.

LOUNGE 17' 7" x 11' 10" (5.36m x 3.61m)

Two radiators, TV point, UPVC sealed unit double glazed window to the side aspect and double glazed sliding patio doors opening to :-

CONSERVATORY 15' 6" x 8' 1" (4.72m x 2.46m)

Brick base with UPVC sealed unit double glazed windows and double glazed roof, tiled floor, UPVC sealed unit double glazed french doors opening onto the garden.

KITCHEN/DINING ROOM 16' 8" x 8' (5.08m x 2.44m)

Fitted with a range of cupboards comprising base units and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, space and plumbing for automatic dishwasher, built in stainless steel Electrolux single oven, Electrolux electric four ring hob with Zanussi stainless steel extractor hood over, cupboard housing wall mounted Potterton profile gas fired boiler, tiled flooring, double glazed windows to the side and rear aspect.

UTILITY ROOM 8' x 5' 10" (2.44m x 1.78m)

Fitted wood grain effect worktop with cupboard below, space and plumbing for automatic washing machine, radiator, tiled floor, UPVC sealed unit double glazed door to the front aspect and UPVC double glazed window to the side aspect.

SHOWER ROOM

White suite comprising walk in double size shower cubicle, waterproof wall panelling, glazed sliding door, Mira Sport electric shower, low level WC, wash hand basin with vanity cupboards below, part tiled walls, tiled floor, ceiling spotlights, extractor fan, radiator, UPVC double glazed window to the rear aspect.

BEDROOM ONE 14' reducing to 12' to face of wardrobe x 11' 2"**(4.27m x 3.4m)**

Comprehensive range of wood grain effect finished units comprising wardrobes, bedside chest of drawers and knee hole dressing table and further chest of drawers, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM TWO 11' x 10' 7" (3.35m x 3.23m)

Radiator, UPVC sealed unit double glazed window to the side aspect (currently used as a dining room)

BEDROOM THREE 11' x 10' (3.35m x 3.05m)

Radiator, double glazed window to the side aspect (currently used as a study)

BATHROOM

White suite comprising panelled bath with Mira shower over, glazed shower screen, wash hand basin with cupboards below, part tiled walls, tiled floor, heated towel rail/radiator, double glazed window to the side aspect.

SEPARATE WC

White suite comprising low level WC, tiled floor, radiator, double glazed window to the side aspect

OUTSIDE

The property stands within mature wrap around gardens of approximately .22 of an acre, accessed from the end of Manor Road with no passing traffic, Herringbone block paved style driveway and pathway with parking for numerous vehicles, access to a single garage (19' x 9'3") with up and over door, power and light connected, UPVC service door to the side and window to the rear aspect. There is a timber garage/workshop (26'10" x 11'1") of timber construction built on a brick and concrete base with felt pitched roof, windows to either side and rear, power and light connected.

To the front of the property there is a Herringbone style block paved covered seating area with brick archway leading to the rear with a further Herringbone style block paved patio, extensive lawns, mature trees, flowers and shrubs and further Flagstone style patio, external lighting and cold water tap.

COUNCIL TAX

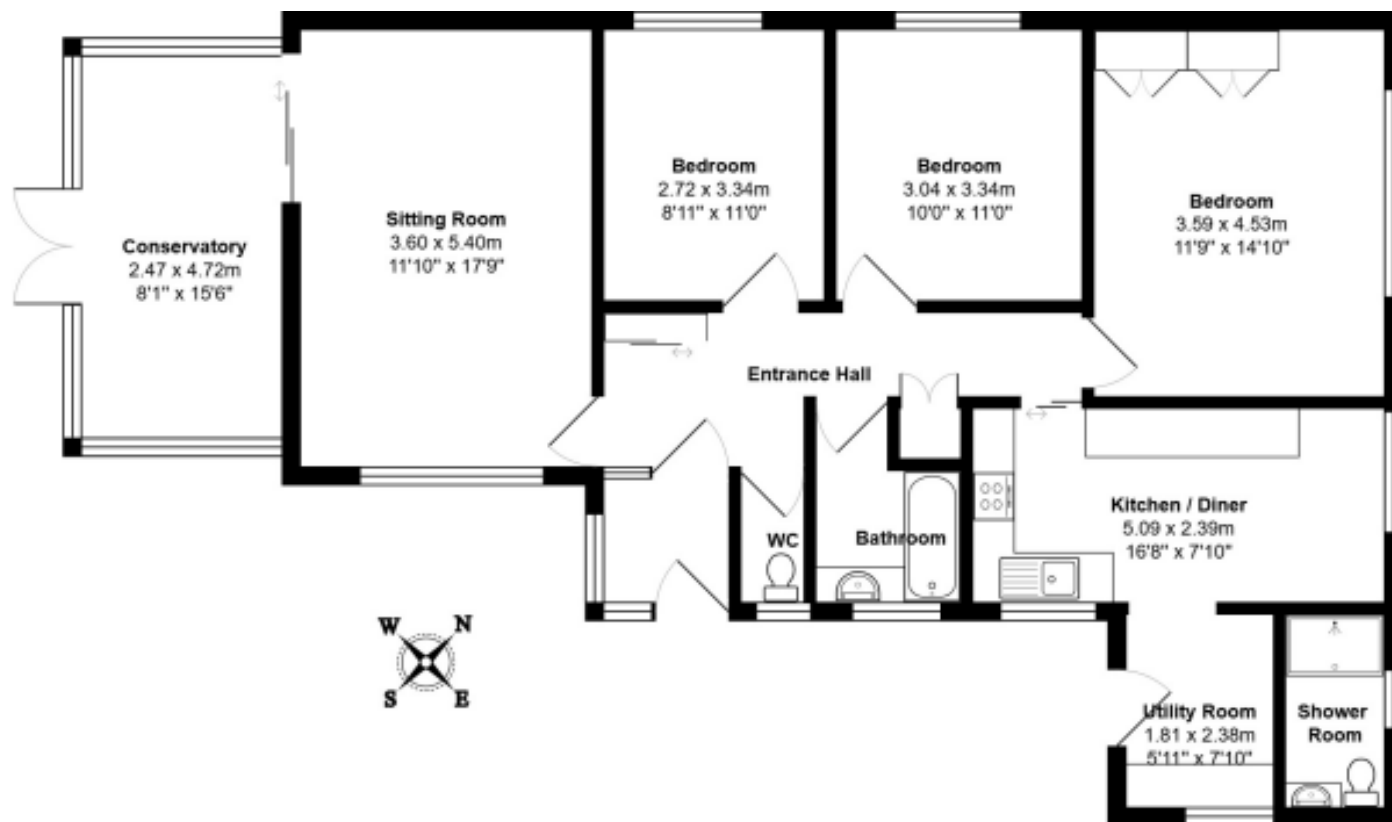
Band 'D'











Total Area: 109.6 m² ... 1180 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		