



15 Trimley Road, Kirton, IP10 0QN

£650,000 FREEHOLD

Offered for sale for the first time since construction in 1993 an individual four bedroom detached chalet style timber frame home on a generous plot located in the popular residential village of Kirton.

In addition to the four bedrooms the property sits on a generous size plot with ample off road parking, a double garage and a large rear garden with summer house.

Additionally the property benefits from an en-suite to bedroom one, three reception rooms and a utility room.

The accommodation in brief comprises entrance porch, entrance hallway, snug, lounge, dining room, kitchen, utility room, cloakroom. Upstairs are four bedrooms with an en-suite to bedroom one and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators.

Kirton is a popular village on the outskirts of Felixstowe and is within easy reach of the A14 to Ipswich and Martlesham and Woodbridge. A viewing is highly recommended to appreciate this individual and spacious family home on offer.

ENTRANCE DOOR Opening into :-

ENTRANCE PORCH 6' 9" x 4' 11" (2.06m x 1.5m)

Terracotta tiled flooring, radiator, windows to front and side aspect, door opening into :-

ENTRANCE HALLWAY 15' 9" x 11' 3" (4.8m x 3.43m)

Terracotta tiled flooring, radiator, stairs leading up to the first floor with an under stairs storage cupboard and doors to :-

CLOAKROOM 7' 1" x 3' 4" (2.16m x 1.02m)

Suite comprising low level WC, wash hand basin with mixer taps and extractor.

LOUNGE 19' 6" x 17' 11" (5.94m x 5.46m)

Radiator, TV point, window to rear aspect, French doors and window to side aspect, Inglenook feature fireplace with bressummer beam.

SNUG 15' 2" x 11' 8" (4.62m x 3.56m)

Radiator, TV point, windows to front and side aspect.

KITCHEN 14' 1" x 12' (4.29m x 3.66m)

Fitted worktops with a tiled splashback, solid wood fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as fridge, freezer, dishwasher, AEG eye level oven, Neff microwave above, Neff five ring hob with extractor above, Terracotta tiled flooring, radiator, window to front aspect, door to :-

UTILITY ROOM 7' 1" x 5' 11" (2.16m x 1.8m)

Fitted worktops with solid wood fitted storage units below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a tumble dryer, Worcester boiler, Terracotta tiled flooring, windows and door to rear aspect.

DINING ROOM 13' 4" x 11' 11" (4.06m x 3.63m)

Radiator, window to side aspect, French doors to rear aspect.

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder, radiator, window to front aspect with countryside views, doors to :-

BEDROOM ONE 15' 3" x 12' 3" (4.65m x 3.73m)

Radiator, window to rear aspect, wall lined fitted wardrobes.

EN-SUITE BATHROOM 8' 11" x 5' 9" (2.72m x 1.75m)

Suite comprising low level WC, wash hand basin, panelled bath with mixer tap and shower head attachment, part tiled walls, heated towel rail, Velux window.

BEDROOM TWO 15' 2" x 10' (4.62m x 3.05m)

Radiator, window to front aspect with countryside views.

BEDROOM THREE 15' 3" x 9' 1" (4.65m x 2.77m)

Radiator, window to rear aspect, built in cupboard.

BEDROOM FOUR 14' 2" x 9' 1" (4.32m x 2.77m)

Laminate flooring, radiator, window to front aspect with countryside views.

FAMILY BATHROOM 10' x 8' 1" (3.05m x 2.46m)

Suite comprising low level WC, bidet, wash hand basin with mixer tap, panelled bath with mixer tap, separate shower cubicle with electric shower over, part tiled walls, heated towel rail, extractor, Velux window, access to eaves storage.

OUTSIDE

To the front of the property is a large shingle driveway enabling ample off road parking, a patio pathway leading to the entrance door, an established plant and shrub border to the front boundary, the remainder of the front garden is laid to lawn, extending to the side of the property, opening out into the rear garden which is mainly laid to lawn with established plant and shrub border with trees to one side, a patio area with outside lighting and outside tap, vegetable patch, access to :-

SUMMER HOUSE 18' 7" x 15' 9" (5.66m x 4.8m)

Light and power connected, decked veranda.

DOUBLE GARAGE 20' 4" x 17' 6" (6.2m x 5.33m)

Pitched roof double garage with two up and over doors, light and power connected.

COUNCIL TAX

Band 'E'











