



11 New Road, Trimley St. Mary, IP11 0TQ

£385,000 FREEHOLD

Located in an established residential area in the popular village of Trimley St Mary is this beautifully presented and modern three bedroom detached bungalow.

In addition to the three bedrooms the property benefits from garage, off road parking, a generous size rear garden and a modern open plan kitchen/dining/living space.

The accommodation in brief comprises entrance porch, open plan lounge/kitchen/diner, lean to utility room, inner hall, three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property additionally benefits from a garden office/entertainments room which has light and power connected as well as running water and has its own cloakroom.

The property is conveniently located within a short distance away from open countryside at Trimley Nature Reserve, Trimley train station and local primary schools.

A viewing is highly recommended to appreciate the spacious and modern accommodation on offer.

Composite entrance door opening into :-

ENTRANCE PORCH 5' 1" x 4' 6" (1.55m x 1.37m)

Laminate flooring, door opening into :-

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN 22' 7" max x 19' 7" max (6.88m x 5.97m)

LOUNGE AREA

Laminate flooring, two radiators, window to front aspect, TV point.

KITCHEN/DINING ROOM

Continuation of laminate flooring, bi-folding doors to side aspect, radiator, door to inner hall.

KITCHEN

Comprising fitted worktops with matching upstand, shaker style storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with hose style mixer tap and single drainer, integrated fridge/freezer and double Lamona oven, five ring AEG induction hob with cooker hood above and door into :-

LEAN TO UTILITY ROOM 15' 1" x 4' 4" (4.6m x 1.32m)

Fitted worktops with storage units below, stainless steel sink unit with mixer tap and single drainer, space and plumbing available for washing machine, dishwasher and tumble dryer, door to outside and door to a brick built store.

INNER HALL

Laminate flooring, radiator, access to loft space and doors to :-

BEDROOM ONE 12' 10" x 11' 2" (3.91m x 3.4m)

Laminate flooring, radiator, part panelled walls, window to rear aspect, wall lined fitted wardrobes.

BEDROOM TWO 12' 10" x 8' 1" (3.91m x 2.46m)

Laminate flooring, radiator, window to rear aspect.

BEDROOM THREE 8' 5" x 8' 1" (2.57m x 2.46m)

Laminate flooring, radiator, window to side aspect, fitted wardrobes.

FAMILY BATHROOM 7' 11" x 5' 7" (2.41m x 1.7m)

Modern re-fitted suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage drawers below, panelled bath with mixer tap and shower head attachment, fitted shower screen and part tiled walls, heated towel rail, extractor, obscured window to side aspect.

OUTSIDE

To the front of the property there is a block paved driveway creating ample off road parking and the remainder of the garden is open and laid to lawn, side access gate.

The generous sized rear garden is enclosed by fencing and is mainly laid to lawn with established shrub and plant borders, a patio area, two large storage sheds, outside lighting, outside tap.

GARAGE 18' 10" x 13' (5.74m x 3.96m)

A larger than average garage with the added benefit of both up and over doors and entrance doors to front and rear meaning that the garage is accessible via front and back garden, light and power connected.

GARDEN OFFICE/ENTERTAINMENTS ROOM 19' 6" x 7' 8" (5.94m x 2.34m)

Fully insulated with a patio entrance door, light, power and running water connected with the added benefit of a cloakroom, suite comprising low level WC, wash vanity hand basin with mixer tap, obscured window to side aspect.

The garden office/entertainments room is currently being used as a hair salon and has a wide range of personal or business uses subject to permissions.

COUNCIL TAX

Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		









FLOORPLAN TO FOLLOW