



73 New Road, Trimley St. Mary, IP11 0TB

£330,000 FREEHOLD

Offered for sale with no onward chain and located in the popular residential village of Trimley St Mary is this extended three bedroom semi-detached family home.

In addition to the three bedrooms the property benefits from two reception rooms, ample off road parking and a generous size mainly west facing rear garden with a garage/workshop, additionally there is a modern bathroom upstairs and a utility/cloakroom on the ground floor.

The accommodation in brief comprises entrance hall, extended lounge, dining room, kitchen, conservatory, utility/cloakroom, upstairs there are three bedrooms and a modern family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

New Road is situated in the village of Trimley St Mary a short distance away from the Felixstowe train station, open countryside and is in within easy reach of bus services to the county town of Ipswich and the popular coastal town of Felixstowe with a variety of both local and national high street stores available.

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

ENTRANCE DOOR

Opening into :-

ENTRANCE HALL

Radiator, window to side aspect, stairs leading up to the first floor with under stairs storage cupboard and doors to :-

UTILITY/CLOAKROOM 9' 5" x 3' 11" (2.87m x 1.19m)

Suite comprising low level WC, hand wash basin, tiled walls and tiled flooring, heated towel rail, obscured window to the front aspect, fitted worktop with space and plumbing available for a washing machine below and a fitted storage unit above. Extractor.

EXTENDED LOUNGE 18' 10" x 10' 2" (5.74m x 3.1m)

Radiator, TV point, windows to both side aspects, French doors opening out onto rear garden, electric feature fire place with surround.

DINING ROOM 15' 6" x 9' 8" (4.72m x 2.95m)

Radiator, window to front aspect, gas feature fire place with brick surround and a door opening into :-

KITCHEN 10' 4" x 8' 8" (3.15m x 2.64m)

Laminate flooring, fitted worktops with a tiled splashback with fitted storage units above and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, integrated eye level Hotpoint double oven and a four ring Hotpoint gas hob, pantry cupboard, space for under counter fridge and freezer, window to rear aspect and door opening in to :-

CONSERVATORY 13' 6" x 9' (4.11m x 2.74m)

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, radiator, vinyl flooring.

FIRST FLOOR LANDING

Velux window to the front aspect, access to the loft space and doors to :-

BEDROOM 1 12' x 10' 4" (3.66m x 3.15m)

Laminate flooring, radiator, window to the front aspect, TV point.

BEDROOM 2 13' 7" x 8' 10" (4.14m x 2.69m)

Laminate flooring, radiator, cupboard housing the Baxi combi-boiler, window to rear aspect.

BEDROOM 3 8' 11" x 7' 3" (2.72m x 2.21m)

Laminate flooring, radiator, fitted wardrobe and window to rear aspect.

BATHROOM 10' 11" x 4' 3" (3.33m x 1.3m)

Modern re-fitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboards underneath, bath with mixer tap and shower head attachment, separate double width walk in shower cubicle with twin shower head, tiled walls, heated towel rail, extractor, obscured window to the side aspect.

OUTSIDE

To the front of the property is a long driveway allowing ample off road parking with a side access gate. The remainder of the front garden is laid to lawn with established shrub and plant borders.

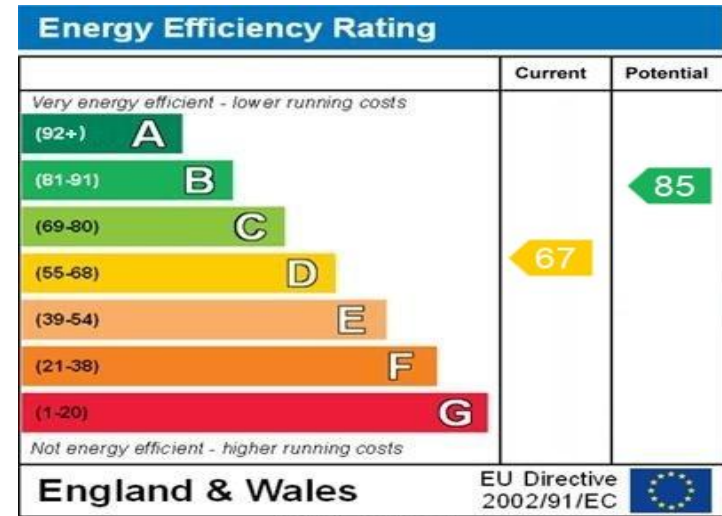
The rear garden is mainly west facing and comprises a patio area with a garden pond opening out onto the remainder of the garden which is laid to lawn with established shrubs and plant border, enclosed by fencing, green house, outside tap, storage shed.

GARAGE/WORKSHOP 15' 9" x 8' 4" (4.8m x 2.54m)

Light and power connected, barn style doors.

COUNCIL TAX

Band 'C'



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