



147 High Road, Trimley St Mary, Felixstowe, IP11 0TW

£500,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A rarely available and significantly extended detached six bedroom bungalow situated in the popular village of Trimley St. Mary.

FRONT ENTRANCE

UPVC double glazed entrance door opening to:-

ENTRANCE LOBBY

With window to front aspect. Door opening to:-

ENTRANCE HALL

Doors leading to:-

BEDROOM OR RECEPTION ROOM

12' 10" x 11' 7" (3.91m x 3.53m) Radiator. Window to front aspect. Picture rails. Coving.

BEDROOM WITH ENSUITE

12' 1" x 10' 9" (3.68m x 3.28m) Radiator. Window to front aspect. Picture rails.

ENSUITE SHOWER ROOM (EXTENSION)

Fully fitted white suite comprising low level WC, pedestal wash hand basin with tiled splash back, chrome heated towel rail, window to rear aspect.

BEDROOM (CURRENTLY USED AS HOME GYM)

11' 7" x 9' 6" (3.53m x 2.9m) Radiator. Window to side aspect.

BEDROOM (USED AS MAIN BEDROOM AT PRESENT)

12' 4" x 12' 1" (3.76m x 3.68m) Radiator. Window to side aspect.

STUDY/READING ROOM

8' 1" x 5' 11" (2.46m x 1.8m) Window to side aspect.

SHOWER ROOM

Contemporary grey and white suite consisting of tiled floor, low level WC, vanity wash hand basin, walk in shower cubicle, built in mirror cupboard and heated towel rail. Extractor fan.

SITTING ROOM

12' 9" x 12' 1" (3.89m x 3.68m) Radiator. Window to side aspect. Coving. Opening to:-

KITCHEN / DINING ROOM (EXTENSION)

28' 7" x 12' 8" (8.71m x 3.86m) Laminate flooring. Modern kitchen fitted with white gloss handleless eye and base level units with dark laminate work tops and consisting of a variety of cupboards and drawers with a variety of appliances included in the sale. Samsung fridge freezer to remain, Leisure Cook master gas oven and stainless steel extractor hood to remain and built in dishwasher to remain. One and a half bowl stainless steel sink with drainer. Windows to rear and side aspects and two Velux sky lights. French doors to outside and further single door to rear garden. All curtains and blinds to remain. Door to:-

UTILITY ROOM

8' 7" x 7' 00" (2.62m x 2.13m) Laminate flooring. Radiator. Fitted eye and base level units, one and a half bowl sink unit with drainer, window to side aspect. Plumbing for washing machine.

STAIRCASE FROM ENTRANCE HALL TO:-

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Dado rail. Access to roof storage space. Two Velux sky lights. Doors off to:-

BEDROOM

15' 3" x 12' 00" (4.65m x 3.66m) Radiator. Two Velux sky lights. Window to rear aspect. Door to:-

ENSUITE WET ROOM

Modern white suite with high tech WC, pedestal wash hand basin with tiled splash back, shower fitment with part tiled walls and shower curtain.

STUDY

Radiator. Velux sky light.

BEDROOM

16' 3" x 12' 00" (4.95m x 3.66m) Radiator. Three Velux sky lights. Door to:-

ENSUITE BATHROOM

Modern white suite comprising pedestal wash hand basin with tiled splashback, low level WC, eaves storage cupboard, bath with shower over and fitted glass screen. Chrome heated towel rail. Velux sky light. Vinyl flooring.

OUTSIDE

To the front of the property is a block paved driveway providing off street parking for up to four vehicles and is fitted with an electric vehicle charging point as well as being enclosed by brick walls with iron railings and a double iron gates to the front. Pedestrian side access on the west side of the bungalow to the rear garden.

There is vehicular access along a track to the east of the bungalow and a right of access to the rear garden via double gates and a Peppercorn rent of twenty pounds a year is paid to the landowner.

The rear garden is fully enclosed by fencing and offers a south facing aspect being mainly laid to lawn with a spacious patio area, summerhouse and storage shed. There is a detached garage with light and power connected with a service door to the side, window to side aspect and up and over door to the front.

There are solar panels fitted on the east side of the roof.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is B (85) with a potential rating of B (87) and the current energy performance certificate is valid until 13th May 2034.

COUNCIL TAX BAND

Band D.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

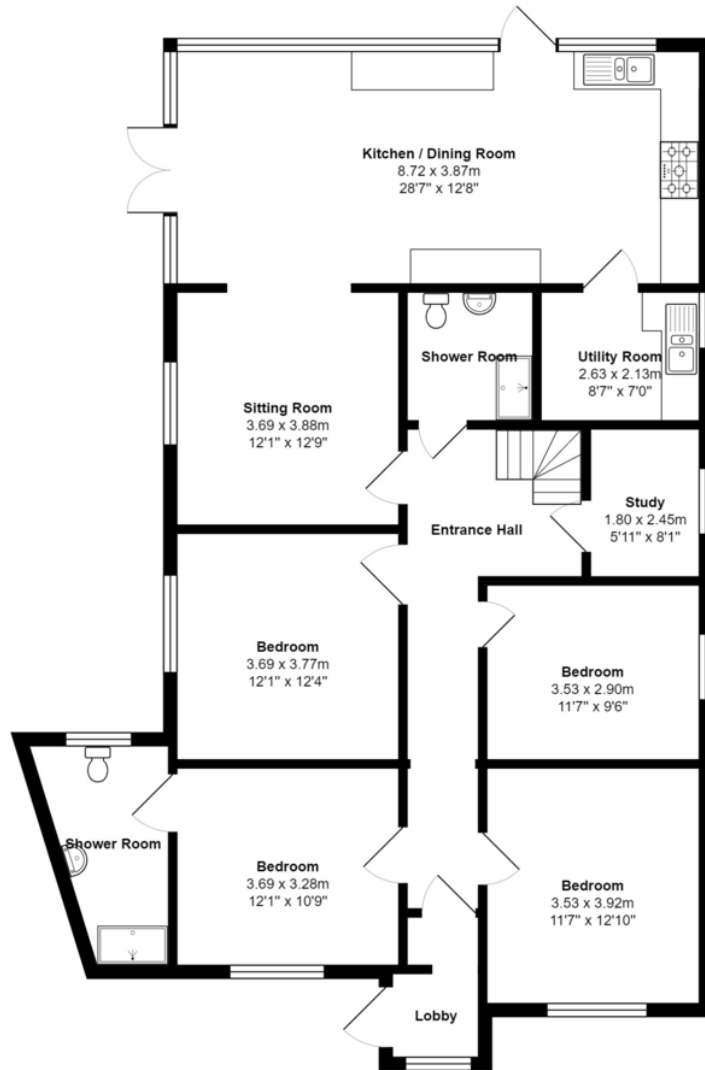




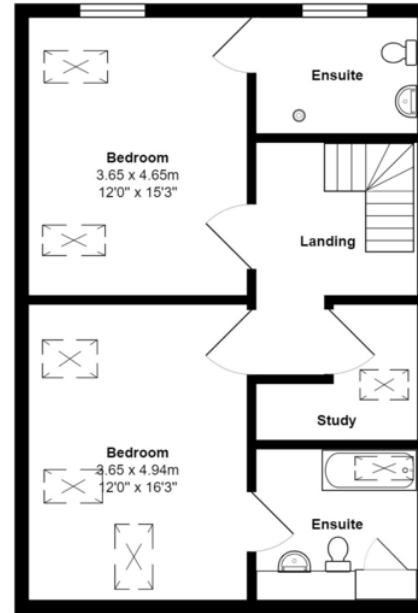
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www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk





Area: 144.8 m² ... 1558 ft²



Area: 63.3 m² ... 682 ft²

Total Area: 208.1 m² ... 2240 ft²

All measurements are approximate and for display purposes only