



39 Brotherton Avenue, Trimley St Mary, IP11 0YL

£325,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An exceptional link detached family house in a lovely position at the end of a close, set in surprisingly large gardens.

The accommodation has been re-modelled and updated and off particular note is the kitchen/dining room which opens out onto the terrace and additionally into the covered out door dining area.

ENTRANCE HALL

6' 9" x 5' 6" (2.06m x 1.68m) There is a radiator in the hall.

CLOAKROOM (W)

6' 3" x 2' 9" (1.91m x 0.84m) Fitted with a two piece white suite comprising wash basin and low level WC.

SITTING ROOM (S)

12' 10" x 12' (3.91m x 3.66m) A light South facing room. There is a radiator in this sitting room. The stairs rise to the first floor from this room.

KITCHEN/DINER (N&E)

19' 4" x 10' 10" (5.89m x 3.3m) The kitchen is fitted with a range of wall and base units by Howdens. The appliances include a gas hob with filter hood over and an electric fan oven. There is an inset stainless steel sink unit with single drainer and a there is plumbing for a dish washer/washing machine. Radiator. External doors lead out onto the terrace and out into the covered dining area.

COVERED DINING AREA

29' x 12' 3" (8.84m x 3.73m) With work top and Pizza oven. There is power and light in here and there are drop down sides. The floor is tiled.

LANDING

With access to loft void.

BEDROOM (E)

11' 3" x 10' 5" (3.43m x 3.18m) This double room faces East so enjoys the morning sun and views over the garden. Radiator.

BEDROOM (S)

11' 10" x 10' 5" (3.61m x 3.18m) Another double bedroom. Radiator.

BEDROOM (S)

8' 7" x 8' 7" (2.62m x 2.62m) A single room with a radiator.

BATHROOM (N)

8' 7" x 8' (2.62m x 2.44m) Fitted with a three piece white suite comprising panelled bath with shower over and fitted screen, vanity unit with inset wash basin and low level WC..There is a heated towel rail/radiator in this room and an airing cupboard.

OUTSIDE

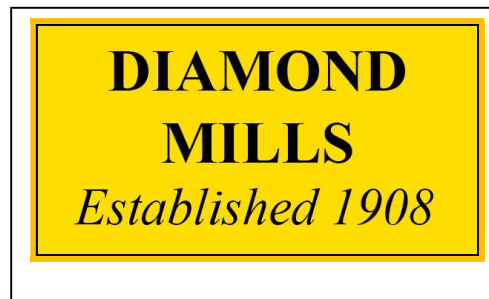
The front garden is laid to lawn with an off road parking area adjacent to the garage.

GARAGE

16' 10" x 8' 10" (5.13m x 2.69m) With automatic roller door and courtesy door to the rear. There is power and light connected and there is plumbing for a washing machine. The Viessman gas fired boiler is in the garage.

REAR GAREN

The partly walled rear gardens extend around to the North and East of the house and are quite sizeable. There is an extensive paved terrace, lawn and a play area.



COUCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D(68) with a potential of B(86) which is valid until 18th June 2029

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.

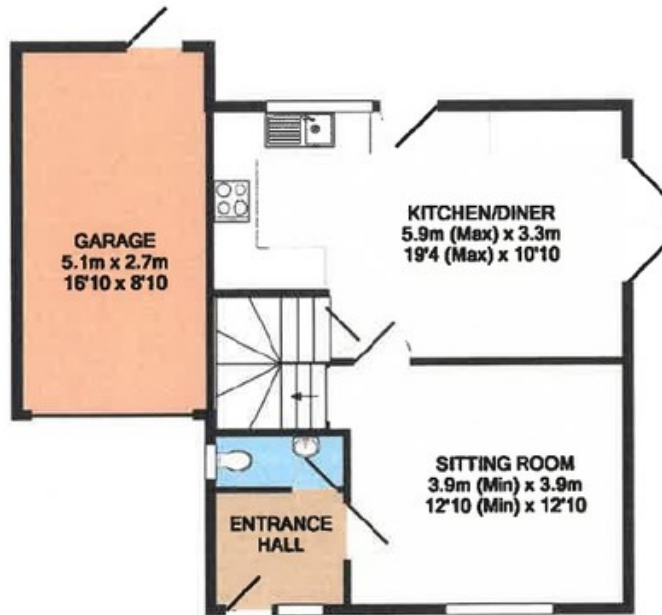




117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

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





GROUND FLOOR
APPROX. FLOOR
AREA 54.4 SQ.M.
(586 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.7 SQ.M.
(438 SQ.FT.)

TOTAL APPROX. FLOOR AREA 95.1 SQ.M. (1024 SQ.FT.)