



The Pines, 1 Manor Road, Trimley St. Mary, Felixstowe, IP11 0TU

£499,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A rarely available three bedroom detached bungalow set on a fifth of an acre plot tucked away in the village of Trimley St Mary, offered for sale with vacant possession, no onward chain.

ENTRANCE PORCH

Of brick and UPVC double glazed construction. Tiled floor. Door to:-

ENTRANCE HALL

Radiator. Built in cupboards with sliding doors. Loft hatch. Doors off to:-

SEPARATE WC

Tiled floor. Radiator. Low level WC. Part tiled walls. Obscured window to side aspect.

SITTING ROOM

17' 9" x 11' 10" (5.41m x 3.61m) Window to side aspect. Two radiators. Coving. Sliding doors to:-

CONSERVATORY

15' 6" x 8' 1" (4.72m x 2.46m) Tiled floor. Of brick and UPVC double glazed construction. Windows facing east, south and west. French doors to garden.

DINING ROOM / BEDROOM 3

11' 00" x 8' 11" (3.35m x 2.72m) Radiator. Window to rear aspect. Coving.

BATHROOM

Tiled floor. Heated towel rail. Fully tiled walls. White suite comprising vanity wash hand basin, bath unit with shower over, obscured window to side aspect.

FURTHER HALLWAY

Airing cupboard housing hot water cylinder. Radiator. Door to:-

BEDROOM 2

11' 00" x 10' 00" (3.35m x 3.05m) Radiator. Window to rear aspect. Coving.

BEDROOM 1

14' 10" x 11' 9" (4.52m x 3.58m) Radiator. Window to side aspect. Built in wardrobes. Coving.

KITCHEN DINER

16' 8" x 7' 10" (5.08m x 2.39m) Tiled floor. Radiator. Fitted kitchen comprising range of eye and base level cream units, laminate work tops, tiled splashbacks, stainless steel sink with drainer. Under counter single oven with four ring hob and extractor hood, plumbing for automatic dishwasher, window to side aspect, window to front aspect, cupboard housing gas fired boiler. Doorway to:-

UTILITY ROOM

7' 10" x 5' 11" (2.39m x 1.8m) Tiled floor. Radiator. Base level units, space for under counter fridge and plumbing for automatic washing machine. Door to OUTSIDE. Window to front aspect. Door to:-

SHOWER ROOM

Tiled floor. White suite comprising vanity wash hand basin, low level WC, shower cubicle, radiator, part tiled walls, obscured window to side aspect.

OUTSIDE

Wrap around style established gardens consisting of a variety of plants, shrubs and trees with herbaceous borders and fencing to boundaries on a plot measuring approximately 0.22 of an acre.

SINGLE GARAGE

19' 00" x 9' 3" (5.79m x 2.82m) Up and over door to front. Window to rear aspect. UPVC service door to side. Light and power connected.

TIMBER WORKSHOP

26' 10" x 11' 1" (8.18m x 3.38m) Of timber construction built on a brick and concrete base with felt pitched roof. Windows both sides and rear. Light and power connected.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is D (63) with a potential rating of B (83) and the energy performance certificate is valid until 26th February 2035.

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.

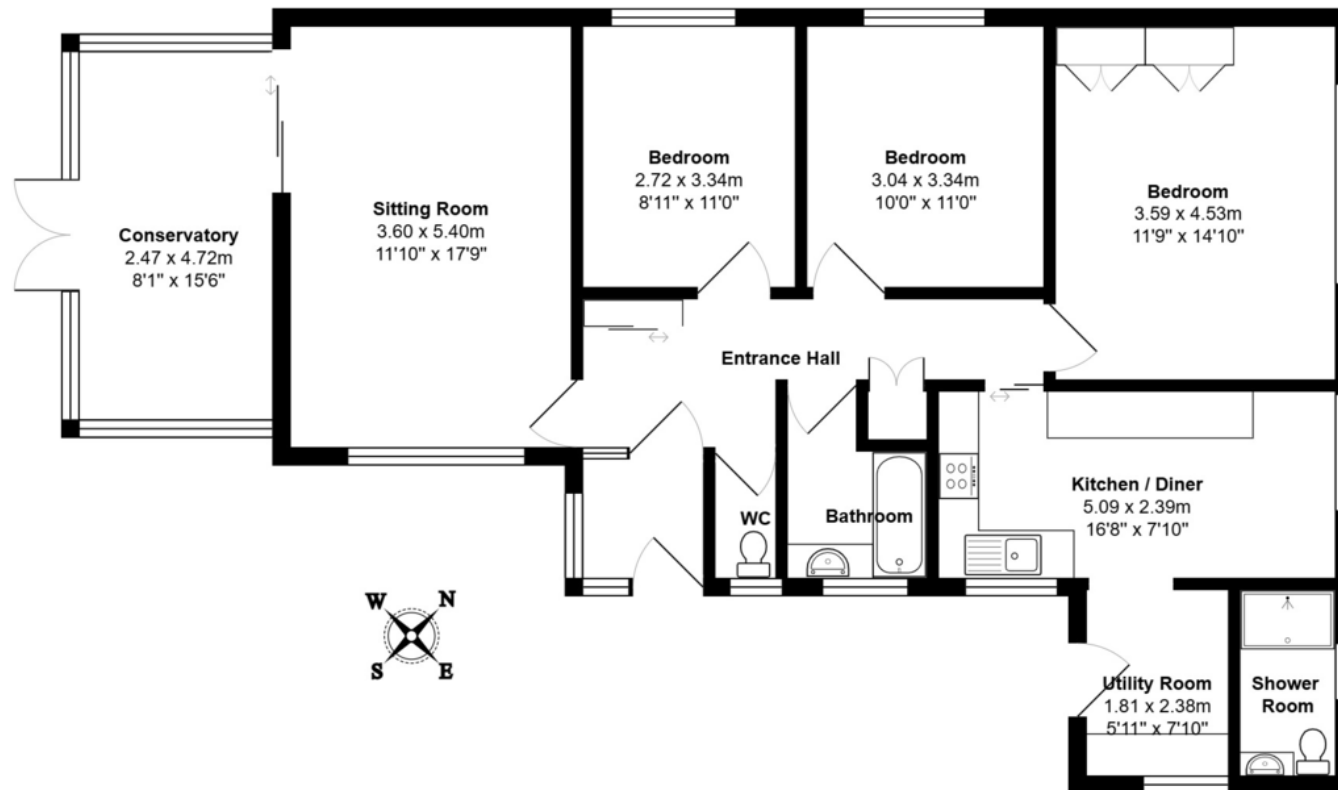




117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

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





Total Area: 109.6 m² ... 1180 ft²

All measurements are approximate and for display purposes only