



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

**£465,000 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**

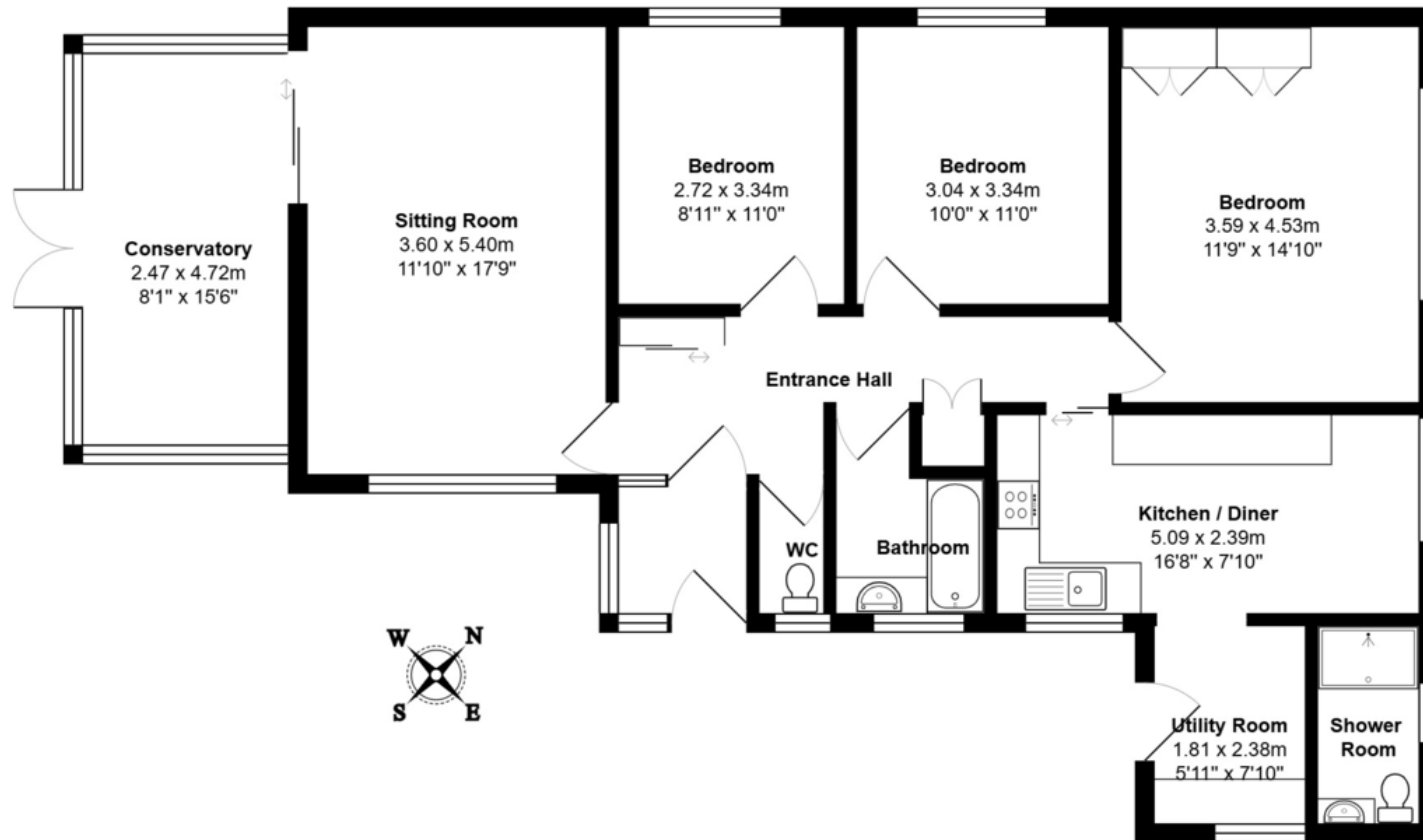
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**











Total Area: 109.6 m<sup>2</sup> ... 1180 ft<sup>2</sup>

All measurements are approximate and for display purposes only