



**1 Brands Close, 123b High Road, Trimley St. Mary,
Felixstowe, IP11 0TR**

£375,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An exciting opportunity to purchase a brand-new detached bungalow tucked off the High Road in Trimley St. Mary, offering two double bedrooms (one with ensuite) and a separate bathroom and an open plan kitchen living room with doors to a private enclosed garden and a single garage.

Four solar panels have been fitted on the front roof elevation and the heating is supplied in the form of an air source heating system via under floor heating and a hot water cylinder.

CANOPIED FRONT PORCH

Composite entrance door opening to: -

ENTRANCE HALL

11' 7" x 5' 2" (3.53m x 1.57m) Under floor heating. Utility cupboard with plumbing for automatic washing machine. Doors off to: -

BEDROOM ONE

13' 1" x 11' 4" (3.99m x 3.45m) Under floor heating. Window to side aspect. Door to: -

EN SUITE SHOWER ROOM

8' 11" x 4' 2" (2.72m x 1.27m) LVT flooring. Contemporary suite comprising vanity wash hand basin, low level WC, shower cubicle, window to side aspect.

BEDROOM TWO

11' 4" x 9' 5" (3.45m x 2.87m) Under floor heating. Window to front aspect.

BATHROOM

12' 4" x 5' 00" (3.76m x 1.52m) LVT flooring. Under floor heating. Contemporary suite comprising bath, vanity wash hand basin, low level WC with hidden cistern. Heated towel rail. Obscured window to side aspect.

OPEN PLAN KITCHEN LIVING ROOM

27' 7" x 15' 4" maximum (8.41m x 4.67m) reducing 11' 4". LVT flooring. Under floor heating. Fitted contemporary kitchen with navy blue base level units incorporating integrated appliances such as an under counter electric oven with four ring electric hob and extractor hood over. Further appliances include an integrated dishwasher and fridge freezer. Laminate work tops and upstands and stainless-steel sink with drainer. Window to side aspect. Two sets of French doors opening to the spacious enclosed west facing rear garden.

TO THE FRONT OF THE BUNGALOW

To the front of the property is a well stocked flower border and paving to the front entrance. There is off road parking with 1 Brands Close for up to three vehicles and an EV car charging point.

GARAGE

18' 3" x 9' 2" (5.56m x 2.79m) Window to rear aspect. Service door to rear. Light and power connected. Black roller door to front.

COUNCIL TAX BAND

To be confirmed.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

TENURE

Freehold.

WEST FACING REAR GARDEN

45' 00" x 18' 00" (13.72m x 5.49m) The rear garden is west facing and fully enclosed by fencing and mainly laid to lawn with a paved pathway adjoining the rear of the bungalow and providing access to the rear of the garage.

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.

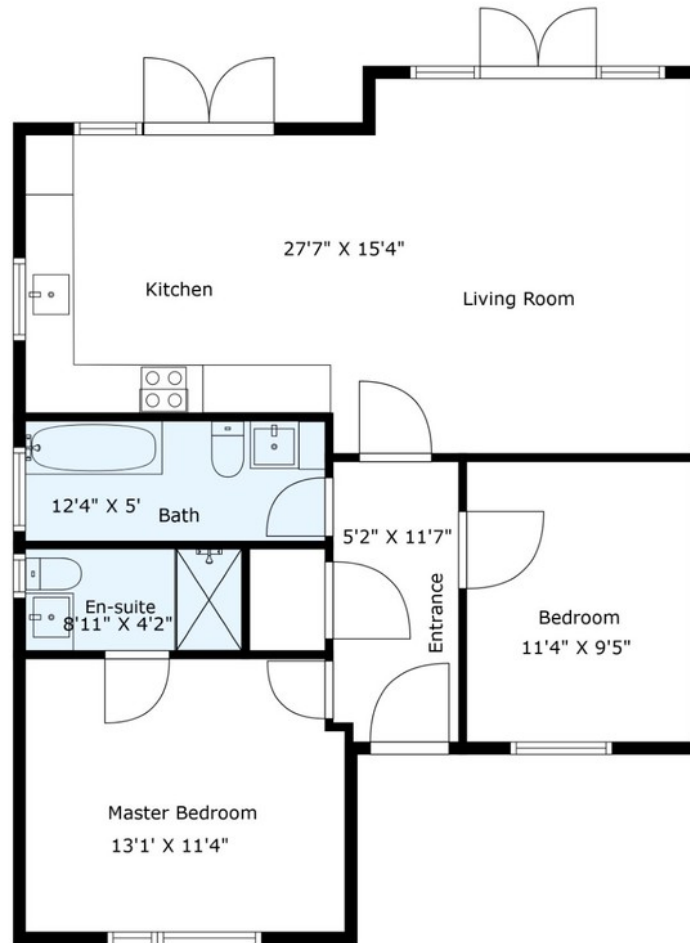
VACANT POSSESSION ON COMPLETION

VIEWING

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







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TOTAL: 825 sq. ft, 77 m2
FLOOR 1: 825 sq. ft, 77 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.