



10 Allens Drive, Trimley St. Martin, Felixstowe, IP11 0WF

£395,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A beautifully presented, modern three-bedroom detached home, built in 2022 by renowned developers Taylor Wimpey. This thoughtfully designed property offers well-proportioned living spaces and a stylish, contemporary finish throughout. Enjoying a desirable west-facing rear garden, the home is offered to the market with vacant possession and no onward chain—perfect for a smooth and hassle-free move.

LIVING ROOM

10' 2" x 17' 6" (3.1m x 5.33m)

KITCHEN

11' 1" x 8' 0" (3.38m x 2.44m)

DINING ROOM

11' 1" x 9' 6" (3.38m x 2.9m)

HALLWAY

6' 9" x 7' 3" (2.06m x 2.21m)

WC

4' 8" x 6' 2" (1.42m x 1.88m)

MASTER BEDROOM

10' 2" x 13' 4" (3.1m x 4.06m)

EN-SUITE

7' 6" x 3' 10" (2.29m x 1.17m)

BEDROOM

11' 1" x 9' 6" (3.38m x 2.9m)

BEDROOM

11' 1" x 7' 8" (3.38m x 2.34m)

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m)

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is B (84) with a potential of A (95) which is valid until September 2032

COUNCIL TAX BAND

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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

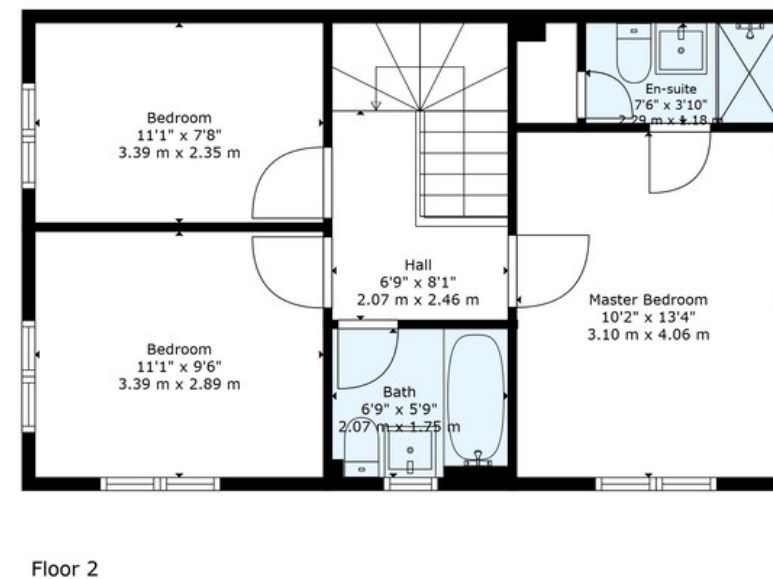
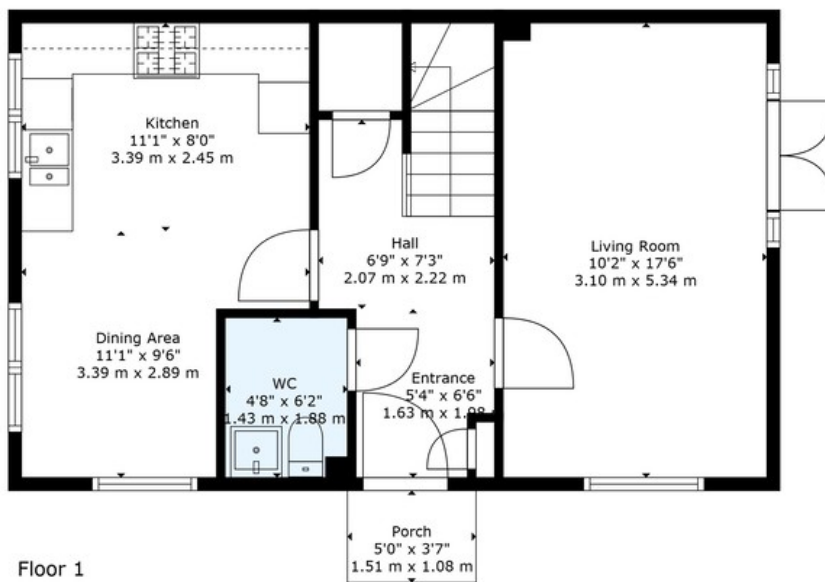
VIEWING

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

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TOTAL: 1006 sq. ft, 94 m2
FLOOR 1: 503 sq. ft, 47 m2, FLOOR 2: 503 sq. ft, 47 m2
EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m2

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