



**108 High Road, Trimley St. Mary, Felixstowe, IP11 0SU**

**£650,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*

**A substantial Edwardian house with a fully furnished detached annexe set well off the road on a sizeable plot of a quarter of an acre in Trimley St Mary. In the past a children's day nursery was run from the property and planning permission was granted for a detached building to enhance the size of the business.**

**ENTRANCE LOBBY**

With door to entrance hall.

**ENTRANCE HALL**

With stairs to first floor and door to study.

**STUDY (NW)**

4' 10" x 4' 9" (1.47m x 1.45m)

**INNER HALL**

With doors to the reception rooms, kitchen, utility and laundry room.

**LAUNDRY ROOM (NW)**

With plumbing for washing machine etc.

**RECEPTION ROOM 1 (SW)**

13' 6" x 11' 10" (4.11m x 3.61m) max. With Southwest facing bay window.

**RECEPTION ROOM 2 (NW & NE)**

16' 11" x 11' 9" (5.16m x 3.58m) max. With external door to the rear.

**KITCHEN (SE)**

14' 11" x 9' 8" (4.55m x 2.95m) With fitted units - formerly a commercial kitchen.

**UTILITY ROOM**

With external door to the Northeast. Fitted base and sink unit.

**GIRLS WC'S**

With two low level WC's and a wash basin.

**BOYS WC'S**

Three WC's, two urinals and two wash basins.

**FIRST FLOOR LANDING**

With access to three bedrooms and a kitchen (which could be converted back to a bedroom). A staircase then rises to the second floor.

**BEDROOM (SW)**

13' 6" x 12' 7" (4.11m x 3.84m) A lovely light room which is at present used as a sitting room.

**BEDROOM (SW)**

13' 6" x 8' 10" (4.11m x 2.69m) With fitted wardrobe cupboards.

**BEDROOM (NE)**

11' 3" x 10' 1" (3.43m x 3.07m) Another double bedroom.

**KITCHEN (NW & NE)**

14' x 12' 5" (4.27m x 3.78m) This was formerly a bedroom, but is used as a kitchen at present.

**BATHROOM (SE)**

Fitted with a five piece suite comprising, panel bath, shower, bidet, wash basin and low level WC.

**SECOND FLOOR LANDING**

With doors to two further bedrooms and a wet room.

**BEDROOM (NW)**

12' 9" x 9' 10" (3.89m x 3m)

**BEDROOM (NW)**

12' 6" x 6' 2" (3.81m x 1.88m)

**WET ROOM**

Fitted with a shower, basin and low level WC.

### **THE ANNEXE**

21' 9" x 15' 7" (6.63m x 4.75m) A fully furnished and equipped annexe - everything included in the sale.

### **ANNEXE BATHROOM**

Walk in shower, vanity unit and low level WC.

### **KITCHEN**

Fully fitted and equipped including washing machine, fridge and cooking appliances.

### **OUTSIDE**

The house is well set back off the road and has an in and out drive and ample parking for several vehicles.

The remainder of the gardens are laid to lawn with the exception of an area outside the Annexe which is down to Astro-turf.

There are numerous sheds, two of which have power connected. The plot extends to just over a quarter of an acre.

### **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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