



6 Spriteshall Lane, Trimley St. Mary, Felixstowe, IP11 9QY

£359,995 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Extended Three-Bedroom Home in Sought-After Trimley St Mary
Nestled along a quiet private no-through road in the desirable village of Trimley St Mary, this extended three-bedroom terraced home offers generous living space and modern comforts throughout. The ground floor features a welcoming entrance hall, a stylish wet room, a contemporary kitchen/breakfast room, a spacious lounge/diner, and a separate sitting room or study—perfect for flexible family living or those working from home.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom.

Outside, the home enjoys a fully enclosed and beautifully maintained rear garden—ideal for outdoor entertaining or relaxing. A driveway leads to a garage.

Conveniently located close to local amenities, the property is within easy reach of Trimley St Mary Primary School, Felixstowe High School, and Trimley Train Station, offering excellent transport links.

ENTRANCE HALL

GROUND FLOOR SHOWER/WET ROOM

LOUNGE/DINER

11' 8" x 25' 1" (3.56m x 7.65m)

SITTING ROOM

11' 8" x 9' 9" (3.56m x 2.97m)

KITCHEN

9' 8" x 18' 7" (2.95m x 5.66m)

BEDROOM

11' 11" x 9' 1" (3.63m x 2.77m)

DRESSING ROOM/STUDY

5' 10" x 9' 3" (1.78m x 2.82m)

BEDROOM

8' 11" x 8' 8" (2.72m x 2.64m)

SNUG

5' 10" x 7' 4" (1.78m x 2.24m)

BEDROOM

12' 7" x 5' 5" (3.84m x 1.65m)

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is D (66) with a potential rating of B (81) and the current energy performance certificate is valid until 23rd June 2035.

AGENTS NOTES

In accordance with the Estate Agents act 1979, we must declare, the Vendor of this property is related to a member of staff at Diamond Mills & Co.

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

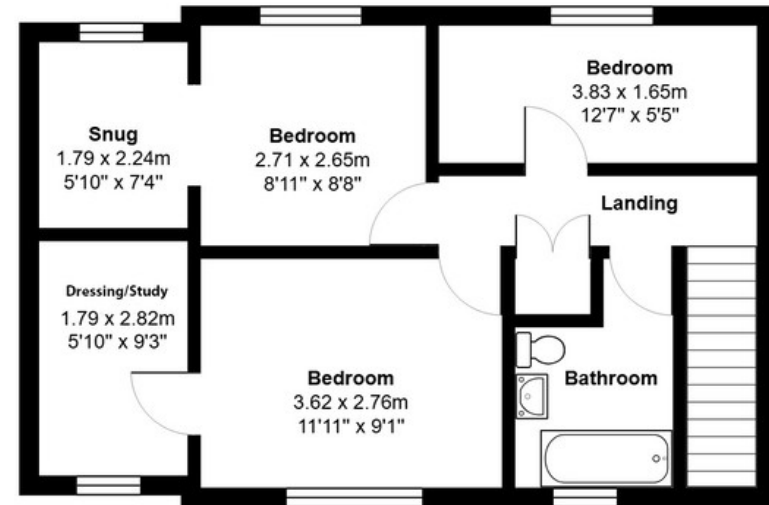
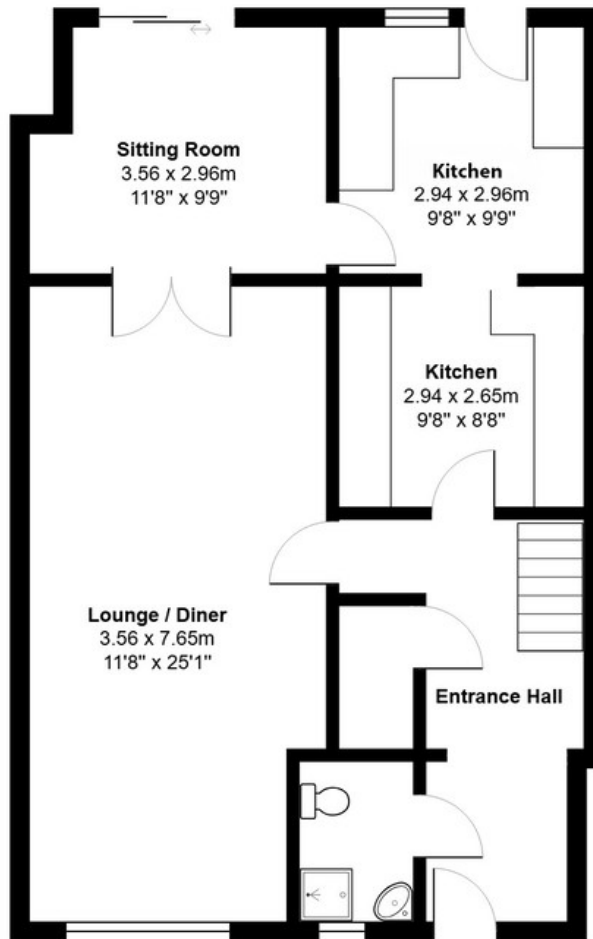
VIEWING

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

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Total Area: 118.1 m² ... 1271 ft²