



51 Woodlands Avenue, Trimley St. Mary, Felixstowe, IP11 0AB

**£475,000 FREEHOLD**

**DIAMOND  
MILLS**  
*Established 1908*

## **Beautiful Four-Bedroom Detached Home in Trimley St. Mary**

Located in a peaceful cul-de-sac on the edge of the Suffolk countryside, this stunning four-bedroom detached property offers modern living in a sought-after village setting. Built in 2018 by Bloor Homes, the home is set on a generous corner plot and is perfect for families or professionals seeking space, comfort, and style.

### **Key Features:**

**Detached Family Home on a Corner Plot**

**Off-Street Parking and Garage**

**Enclosed South-East Facing Rear Garden**

**Contemporary Open-Plan Kitchen/Diner**

**Bright Living Room with Bay Window**

**Ground Floor Office/Study – Ideal for Home Working**

**Tranquil Setting Bordering the Suffolk Countryside**

**Highly Recommended Viewing**

**This property blends modern convenience with a desirable village location, offering easy access to local amenities, countryside walks, and transport links.**

### **ACCOMMODATION WITH APPROXIMATE ROOM SIZES**

#### **ENTRANCE HALL**

10' 1" x 9' 5" (3.07m x 2.87m)

#### **GROUND FLOOR OFFICE**

10' 7" x 6' 7" (3.23m x 2.01m)

#### **GROUND FLOOR WC**

6' 00" x 3' 3" (1.83m x 0.99m)

#### **LIVING ROOM**

16' 1" x 13' 3" (4.9m x 4.04m)

#### **INNER HALL**

7' 2" x 4' 5" (2.18m x 1.35m)

#### **OPEN PLAN KITCHEN FAMILY DINING AREA**

#### **KITCHEN**

10' 9" x 9' 2" (3.28m x 2.79m)

#### **DINING AREA**

10' 9" x 63' 11" (3.28m x 19.48m)

#### **FAMILY ROOM**

10' 10" x 9' 7" (3.3m x 2.92m)

#### **LAUNDRY ROOM**

8' 1" x 6' 00" (2.46m x 1.83m)

### **FIRST FLOOR ACCOMMODATION**

#### **FIRST FLOOR LANDING "L" SHAPED**

10' 10" x 3' 4" (3.3m x 1.02m)

6' 4" x 3' 2" (1.93m x 0.97m)

#### **PRIMARY BEDROOM**

11' 4" x 10' 1" (3.45m x 3.07m)

#### **ENSUITE SHOWER ROOM**

6' 11" x 4' 11" (2.11m x 1.5m)

#### **BEDROOM TWO**

12' 00" x 8' 4" (3.66m x 2.54m)

#### **BEDROOM THREE**

10' 9" x 9' 1" (3.28m x 2.77m)

#### **BATHROOM**

12' 00" x 7' 6" (3.66m x 2.29m)

#### **BEDROOM FOUR**

10' 9" x 6' 9" (3.28m x 2.06m)



### **OUTSIDE**

To the front of the property are established shrubs with two small parcels of lawn both sides of the paved pathway leading to the front entrance which is covered by a traditional timber framed porch with a pitched roof. On the south side of the house is a block paved driveway leading to the garage.

The enclosed southeast facing rear garden has been cleverly designed for family living with a patio area and is mainly laid to lawn with a 6ft brick-built wall on the north boundary with trellis and climbers and a stone flower border well stocked with tropical plants and flowers. The back section of the garden boasts a raised bed ideal for herbaceous plants/flowers or growing vegetables.

### **COUNCIL TAX BAND**

Band D.

### **ENERGY PERFORMANCE CERTIFICATE**

The current energy efficiency rating is B (85) with a potential rating of A (92) and the current energy performance certificate is valid until 12th March 2028.

### **AGENTS NOTE**

There is an annual management fee of £170 payable to the upkeep of the surrounding development.

### **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**

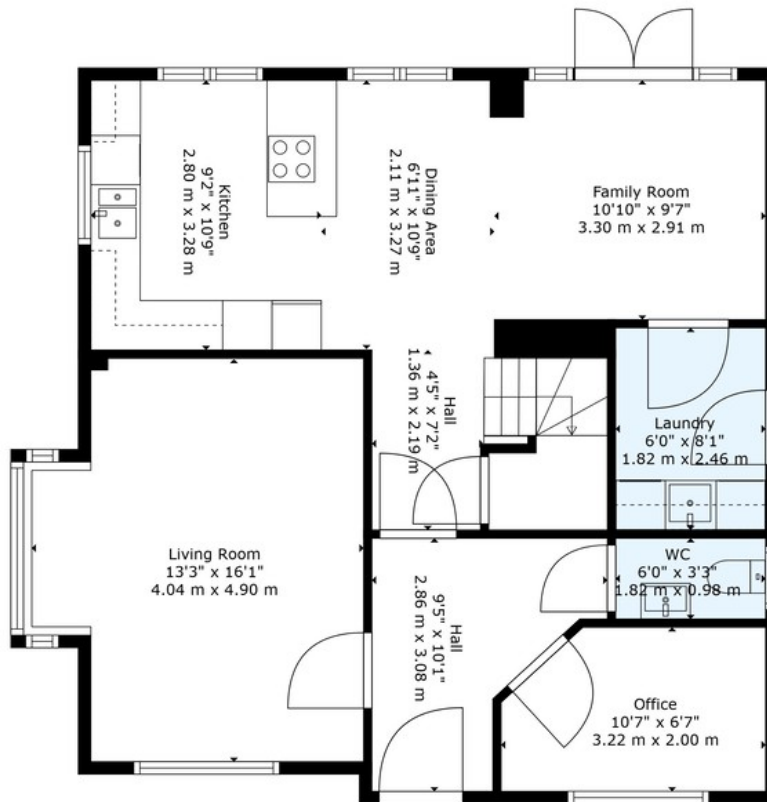
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**



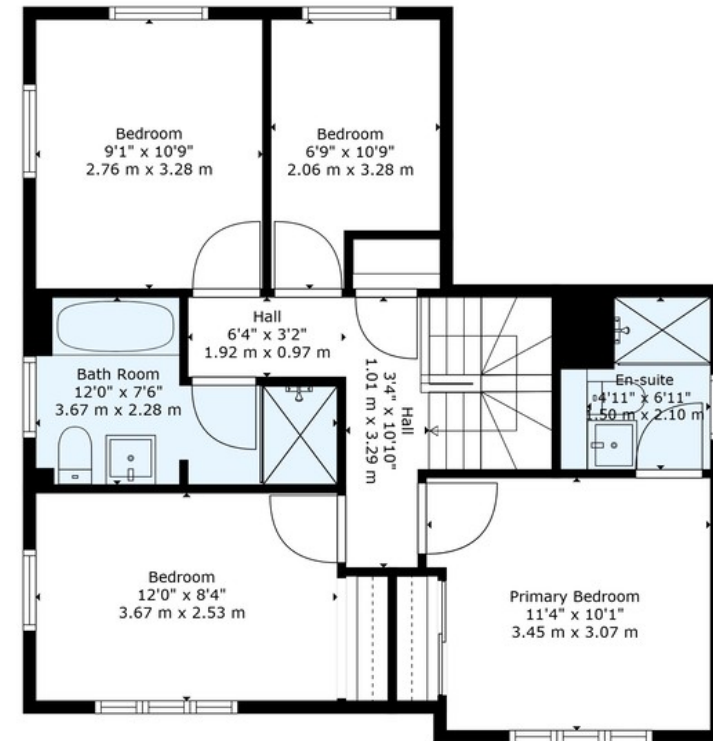








Floor 1



Floor 2

**DIAMOND  
MILLS**  
*Established 1908*

**TOTAL: 1396 sq. ft, 130 m2**  
FLOOR 1: 770 sq. ft, 72 m2, FLOOR 2: 626 sq. ft, 58 m2  
WALLS: 115 sq. ft, 10 m2

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