



35 Stennetts Close, Trimley St. Mary, Felixstowe, IP11 0TZ

£225,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

A well-presented three-bedroom semidetached house with a South facing rear garden, garage and off-road parking in a close in Trimley St Mary. Unusually, there is a cloakroom downstairs as well as the first-floor bathroom. The sitting room is 21'6" long with windows front and rear. The property is being sold with no onward chain.

HALL

5' 3" x 10' 3" (1.6m x 3.12m) The stairs rise to the first floor and there is a cupboard beneath them. Radiator.

GROUND FLOOR CLOAKROOM (N)

4' 6" x 4' 3" (1.37m x 1.3m) Fitted with a two-piece white suite comprising pedestal wash basin and low-level WC. Radiator.

LIVING ROOM (N&S)

21' 6" x 11' (6.55m x 3.35m) A sizeable reception room running from front to back of the house. There are two radiators in this room.

KITCHEN (S)

10' 3" x 9' 9" (3.12m x 2.97m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. The appliances include a Zanussi electric cooker with hood over, a Siemens washing machine and a Hotpoint fridge freezer. Half glazed external door.

LANDING

With doors to the bedrooms and bathroom. Access to the loft void.

BEDROOM (S)

13' 9" x 11' (4.19m x 3.35m) A double bedroom with a radiator.

BEDROOM (S)

10' x 10' 3" (3.05m x 3.12m) This room has a shower with an electric shower unit. Built in wardrobe cupboard. Radiator.

BEDROOM (N)

10' 6" x 7' 6" (3.2m x 2.29m) Another room with a built-in cupboard. Radiator.

BATHROOM (N)

8' 3" x 4' 6" (2.51m x 1.37m) Fitted with a three-piece white suite comprising panel bath with electric shower over, a wash basin and low-level WC. There is a radiator in the bathroom and a cupboard housing the Baxi gas fired boiler.

GARAGE

22' 6" x 8' 2" (6.86m x 2.49m) There is power and light connected to the garage. An up and over front door and courtesy door to the side.

OUTSIDE

There is off road parking in front of the house and on the drive which leads past the East of the house to the garage.

The enclosed South facing, landscaped gardens are a particularly attractive feature of this property. There is paving, lawn, small pond, flower beds and shrubberies. Timber and felt summer house. External water tap.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (69) with a potential rating of B (82) and the current energy performance certificate is valid until 30th July 2035.

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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.

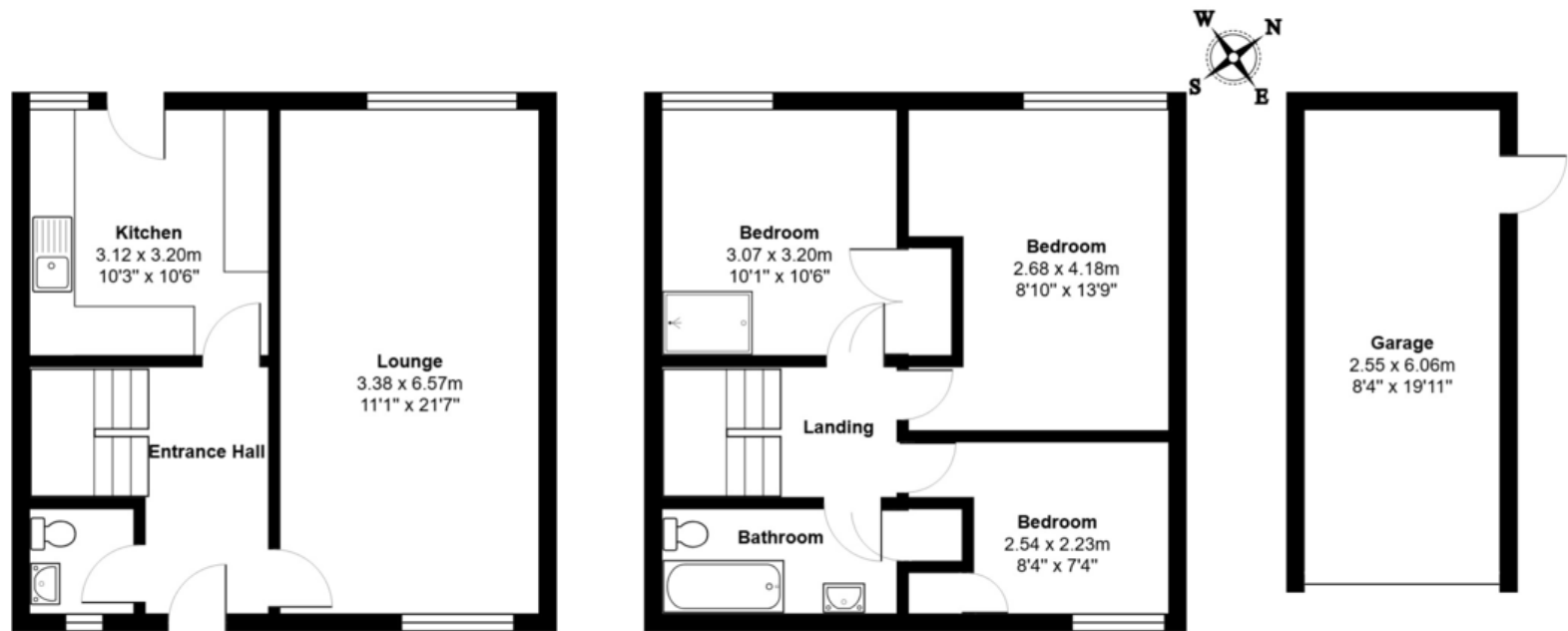
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 102.8 m² ... 1106 ft²