



1 Hunters End, Trimley St. Mary, Felixstowe, IP11 0XH

£300,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

Situated in the village of Trimley St. Mary, a superbly modernised three bedroom detached house with a south facing garden, parking and garage.

FRONT ENTRANCE

Composite door with matching side panel to:-

ENTRANCE PORCH

Door to:-

LOUNGE

15' 10" x 11' 9" (4.83m x 3.58m)

KITCHEN DINER

15' 10" x 9' 7" (4.83m x 2.92m) A contemporary kitchen with large floor tiles. Grey Shaker style kitchen consisting of a range of eye and base level units with laminate work tops, upstands and tiled splash backs. Butler sink. Built in dishwasher and plumbing for automatic washing machine. Space for Rangemaster style oven with fitted extractor hood over. Radiator. Built in cupboard. Windows to both sides.

FIRST FLOOR LANDING

Window to rear aspect. Cupboard housing combination boiler. Doors off to:-

BEDROOM 1

13' 4" x 8' 5" (4.06m x 2.57m)

BEDROOM 2

10' 5" x 9' 7" (3.18m x 2.92m)

BEDROOM 3

9' 1" x 7' 3" (2.77m x 2.21m)

FIRST FLOOR BATHROOM

Modern bathroom suite comprising of a low-level WC, pedestal wash hand basin and a bath unit with a shower over and a glass screen. Fully tiled floor and walls. Window to rear aspect. Extractor fan and lighting.

OUTSIDE

To the front of the property is a small parcel of lawn. An area of hardstanding and paving leads to the front entrance. Paved driveway leading to the garage and a pedestrian gate provides access to the south facing rear garden.

The rear garden is predominately south facing and fully enclosed by fencing. An Indian Sandstone patio runs across the back of the house, and a pathway leads to a second patio area further up the garden. Adjacent is a parcel of lawn. There's an outside water tap and external light fitted to the property.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (74) with a potential rating of B (85) and the current energy performance certificate is valid until 18th October 2035.

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.

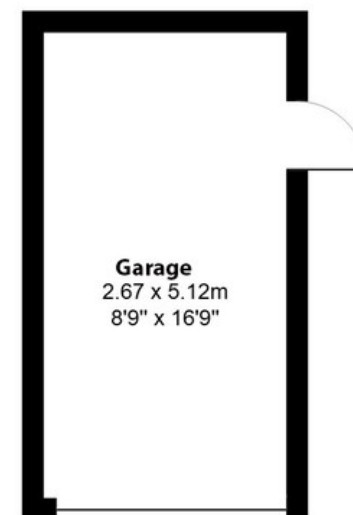
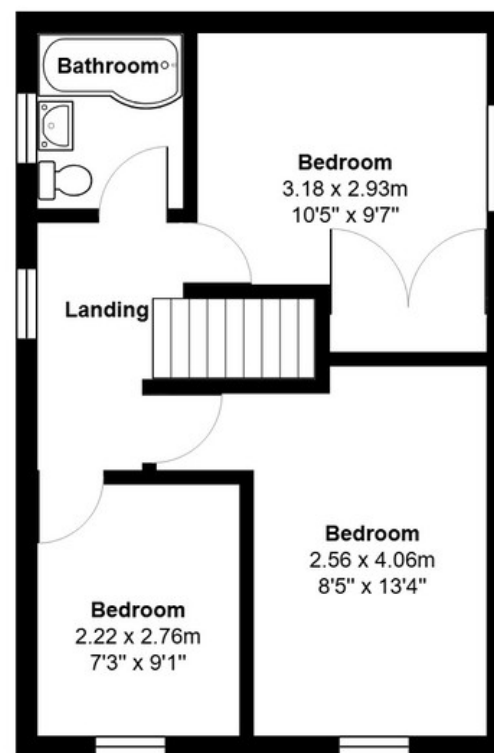
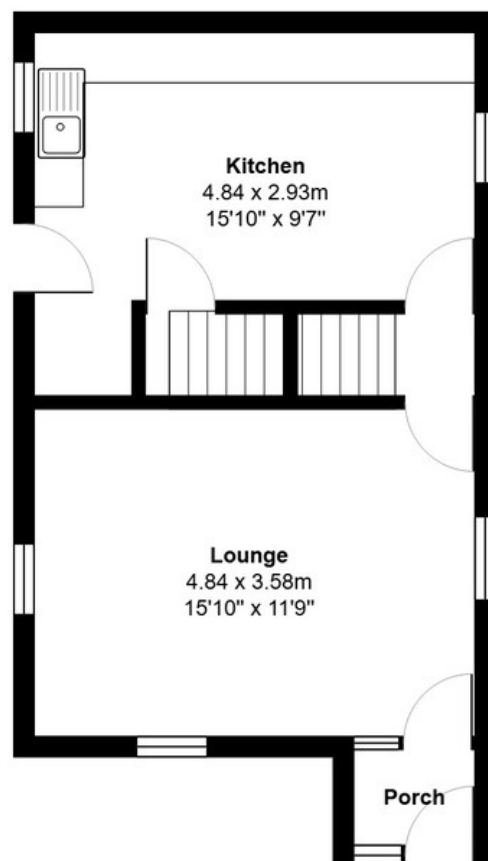
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 90.8 m² ... 977 ft²