



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**WOODLANDS AVENUE, TRIMLEY ST. MARY, IP11  
OAB**

**TENURE : FREEHOLD**

**GUIDE PRICE £475,000**

**CR-EA.CO.UK**

**01394 547000**

**42 MARKET HILL, WOODBRIDGE, IP12 4LU**

# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor and storage cupboard under, doors to...

## Living Room 4.93m x 3.37m (16' 2" x 11' 1")

A well-proportioned living room with window to front aspect.

## Dining Room / Study 3.23m x 1.99m (10' 7" x 6' 6")

Currently used as a formal dining room but flexible dependant on needs. With window to front aspect.



## Cloakroom

Fitted with a WC and wash basin.

## Kitchen/Family Room 7.99m x 3.20m (26' 3" x 10' 6")

(Maximum overall measurement provided) A superb family space with plenty of space for a sitting area, informal dining and a fantastic contemporary kitchen with a range of cabinets, work surfaces, inset sink/drain unit, built-in electric double oven, hob and cooker hood, integrated dishwasher and fridge/freezer, breakfast bar, windows and glazed doors overlooking and giving access to the rear garden, door to the...



## Utility Room 3.30m x 1.76m (10' 10" x 5' 9")

Fitted with a range of cabinets, work surfaces, inset sink/drain unit, plumbing for washing machine and door to the side leading to the driveway.

## First Floor Landing

With airing cupboard and doors to...

## Bedroom One & En-Suite 3.25m x 3.13m (10' 8" x 10' 3")

(Bedroom measurement only provided) A generous double bedroom with built-in wardrobes, window to front aspect and an En-Suite Shower Room fitted with a double shower enclosure, wash basin and WC.

## Bedroom Two 3.66m x 2.55m (12' x 8' 4")

Another good double bedroom with built-in wardrobe and window to front aspect.

## Bedroom Three 3.28m x 2.64m (10' 9" x 8' 8")

A third double with window to rear aspect.

## Bedroom Four 2.65m x 1.49m (8' 8" x 4' 11")

Measurement excludes built-in wardrobe - Currently set up as a dressing room, with window to rear aspect.

## Family Bathroom

Fitted with a shower enclosure, bath, WC and wash basin, with chrome towel-radiator and window to side aspect.

## Outside

To the front of the property is a small open garden area with planting beds and grass. To the side is a driveway providing off road parking for up to three cars, and access to the garage/store which has been part-converted to provide a home office/studio accessed from the rear garden; which has three patio areas, artificial grass, well-stocked beds.

# THE PROPERTY & LOCATION

A superbly presented, modern detached home situated in Trimley St Mary with a pleasant outlook. The property offers spacious accommodation and comprises entrance hall, cloakroom, two reception rooms, kitchen/family room, utility, four bedrooms with family bathroom and en-suite. There's off road parking for three cars and a garage which has been part-converted to a home office.

Trimley St. Mary is a village with many picturesque and rural walks set approximately four miles from Felixstowe's main town centre and also has excellent public transport links via both bus and train to Felixstowe, Ipswich and beyond.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Trimley St. Mary, IP11

- Superbly Presented Detached Home
- En-Suite & Family Bathroom
- Open Plan Kitchen/Family Room
- Home Office
- Four Bedrooms
- Two Reception Rooms
- Off Road Parking & Garage Store
- No Onward Chain

East Suffolk Council Tax Banding : D



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