



Guide price £325,000  
Dawson Drive, Trimley St. Mary, IP11



 3

Bedrooms

 1

Bathroom

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Detached Property. Large Conservatory. South West Facing Garden. Off Road Parking. Immaculate Condition. Perfect Family Home. Garage. UPVC Double Glazing Throughout.

Wainwrights are very pleased to offer for sale this extremely well presented and well maintained family home. The property is located in a pleasant and popular residential area with great transport links and is close to local schools and amenities. Off street parking, a detached garage, fully enclosed & low maintenance garden, modern kitchen & bathroom, spacious lounge and a large modern conservatory all combine to make this a very desirable, detached, three bedroomed family home.

### **Covered porch**

With front door to:

**Entrance Hallway** 1.57m x 0.94m (5' 2" x 3' 1")

Understairs storage cupboard

**Lounge** 4.47m x 3.57m (14' 8" x 11' 9")

Double glazed bay window to front aspect and double glazed doors into the conservatory, two radiators, stairs to first floor,

**Kitchen/diner** 4.60m x 2.77m (15' 1" x 9' 1")

Window to front aspect, range of wall and base units and a one and half bowl stainless steel sink drainer unit, electric oven with extractor hood over, space for dishwasher, space for washing machine, radiator, coving to ceiling, laminate flooring, glazed door to conservatory

**Conservatory** 6.90m x 2.89m (22' 8" x 9' 6")

Double glazed construction with a glazed roof, radiator, French doors to garden, laminate flooring, fitted blinds, numerous opening windows

**Landing** 2.90m x 1.83m (9' 6" x 6' )

Window to front aspect, cupboard housing Valliant gas boiler, radiator, loft access, coving to ceiling

**Bedroom one** 3.55m x 2.54m (11' 8" x 8' 4")

Window to rear aspect, radiator, coving to ceiling, ceiling fan

**Bedroom two** 2.79m x 2.67m (9' 2" x 8' 9")

Window to rear aspect, radiator, built in wardrobe,

**Bedroom three** 2.54m x 1.83m (8' 4" x 6' )

Window to front aspect, radiator, coving to ceiling

**Bathroom** 1.78m x 1.68m (5' 10" x 5' 6")

Window to front aspect, three piece suite white comprising panel enclosed bath with shower over and fitted screen, vanity wash hand basin, low level WC, chrome towel radiator, fully tiled walls,

### **Outside**

Two parking spaces to the front of the house and a further space to the rear of the house in front of the garage Enclosed garden to the rear of the property

**Garage** 5.30m x 2.50m (17' 5" x 8' 2")

Up and over front door, power and lighting, courtesy door to side giving access to the garden



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