



Nassau Drive, Trimley St. Martin, Felixstowe, IP11 0WE

welcome to

Nassau Drive, Trimley St. Martin, Felixstowe

This beautifully presented, detached home boasts four double bedrooms, three separate reception rooms to the ground floor, a large kitchen, with doors leading to the dining room, a ground floor cloakroom, an en suite, a first floor bathroom, a large garage and ample off street parking.



Agents Note

Please note there is a Management Fee of approximately £30 pcm payable to NRM Management on this property.

Entrance Hall

15' 7" x 6' 5" (4.75m x 1.96m)

Beautiful entrance hall with Herringbone wood effect flooring, one radiator and an understairs storage cupboard.

Study

10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed window to the front, herringbone wood effect flooring, one radiator and TV point.

Lounge

15' 7" x 12' 8" (4.75m x 3.86m)

French doors leading to the garden, with adjacent floor to ceiling double glazed windows, Herringbone wood effect flooring, one radiator, a door leading to the dining room, TV point and multimedia point.

Dining Room

12' 9" x 10' 6" (3.89m x 3.20m)

Open plan room with French doors leading to the garden, with adjacent floor to ceiling double glazed windows, double doors leading to the kitchen, Herringbone wood effect flooring, one radiator and suspended lights.

Kitchen

15' 8" x 11' (4.78m x 3.35m)

Double glazed window to the front, double internal doors leading to the dining room, Herringbone wood effect flooring, one radiator, spot lights, eye and base level units in matte grey shaker style with marble effect worktop surfaces, a black one and a half bowl sink plus drainer and chrome mixer tap and an integrated fridge/freezer, dishwasher and double oven with five ring gas hob and extractor hood.

Utility Room/Cloakroom

8' 6" x 5' 3" (2.59m x 1.60m)

Low level WC, a vanity sink with chrome mixer tap, base units in shaker style, an integrated washing machine, one radiator, Herringbone wood effect flooring, extractor fan and spot lights.

First Floor Landing

Carpet flooring, loft hatch, an airing cupboard and one radiator.

Master Bedroom

16' 1" x 12' 1" (4.90m x 3.68m)

Double glazed window to the front, carpet flooring, one radiator and a double built in sliding wardrobe.

En Suite

6' 9" x 4' 8" (2.06m x 1.42m)

Low level WC, a vanity sink, a double shower with glass enclosure and tiled splashback, spot lights extractor fan, one radiator, tiled flooring and double glazed window to the front.

Bedroom Two

13' 2" x 10' 9" (4.01m x 3.28m)

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Three

15' 6" max x 10' 7" (4.72m max x 3.23m)

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Four

12' 8" x 8' 4" (3.86m x 2.54m)

Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

8' 9" x 7' 1" (2.67m x 2.16m)

Low level WC, a vanity sink, a bath with overhead shower and foldable glass screen, spot lights, extractor fan, one radiator, tiled flooring and double glazed window to the rear.

Outside:

Front Garden

A tarmac driveway providing off street parking for 3 large vehicles, a lawned area, a pathway leading to the front door and a side access gate leading to the rear garden.

Rear Garden

Large, beautifully presented, fully enclosed rear garden, with a raised decking area, spanning across the entire back of the property, a lawned area, a pond, a side gate, an outside tap, light and power point.

Garage

19' 9" x 9' 8" (6.02m x 2.95m)

An up and over door, storage in the rafters, power and light.



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welcome to

**Nassau Drive, Trimley St. Martin,
Felixstowe**

- Four double bedrooms
- Three separate reception rooms
- Large kitchen, leading to the dining room
- Large, un-overlooked rear garden
- Large garage & ample off street parking

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£450,000 - £475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

IPS119902 - 0004

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