



High Road, Trimley St. Mary, Felixstowe, IP11 0SZ

welcome to

High Road, Trimley St. Mary, Felixstowe

This impressive, detached home has undergone a no-expense spared renovation and boasts three large, double bedrooms, with potential for 2 further bedrooms, a large, open plan living space, a top of the range kitchen, a ground floor utility/cloakroom, a beautiful rear garden and off street parking.



Entrance Hall

15' x 5' 5" max (4.57m x 1.65m max)

Composite front door to entry, hard tiled wood effect flooring, one radiator and an understairs storage cupboard.

Lounge/Diner

27' 3" x 17' 3" max (8.31m x 5.26m max)

Beautiful, open plan, L shaped room with double glazed windows to the front and side, French doors leading to the rear garden, two grey vertical wall hung radiators, hard tiled grey wood effect flooring throughout, spot lights, TV point and an opening to the kitchen. This is the perfect space for entertaining!

Kitchen

16' x 10' 4" (4.88m x 3.15m)

Double glazed windows to the side and rear, an opening to the lounge/diner, hard tiled grey wood effect flooring, spot lights, TV point, one radiator, eye and base level units in matte black with compact stone effect worktop surfaces, a matte black island with compact stone effect worktop, space for stools, an induction hob with integrated extractor hood, a black sink plus drainer and black mixer tap, integrated, full height fridge and freezer, an integrated dishwasher and LED light surround.

Utility/Cloakroom

15' 7" x 3' 8" (4.75m x 1.12m)

Porcelain tiled flooring, an enclosed WC, tiled splashback, a suspended vanity sink with gold waterfall mixer tap, double glazed windows to the front and space for a washing machine and tumble dryer.

Snug

11' 9" x 10' 3" (3.58m x 3.12m)

Double glazed windows to the front and side, carpet flooring and one radiator. This room could be used as a snug, play room or study.

First Floor Landing

Carpet flooring and suspended lights.

Master Bedroom

19' 7" x 16' 1" (5.97m x 4.90m)

Expansive, long sweeping, L shaped room with double glazed windows to the side and rear, carpet flooring, one radiator, a double built in wardrobe, a door leading to the en suite, ample storage space and also space for a seating area. This room was previously 2 rooms and could easily have a wall re-erected to make a fifth bedroom.

En Suite

7' 1" x 7' 1" (2.16m x 2.16m)

Double glazed windows to the rear, tiled flooring, partially tiled walls, low level WC, pedestal wash hand basin, a corner shower with glass enclosure and one radiator.

Bedroom Two

14' 1" x 10' 3" (4.29m x 3.12m)

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

Bedroom Three

13' 7" x 10' 1" (4.14m x 3.07m)

Two double glazed windows to the front, a further double glazed window to the side, carpet flooring and one radiator.

Bathroom

7' 4" x 7' (2.24m x 2.13m)

Double glazed window to the side, tiled flooring, low level WC, pedestal wash hand basin, a bath with shower attachment and glass screen, partially tiled walls, spot lights, chrome heated towel rail and loft hatch.

Outside:

Front Garden

Upon entry to this stunning property, you are greeted with a walled border, cast iron railings, a large opening to the block paved driveway, providing off street parking for multiple vehicles, a side path, a side gate, a car port, hedging and raised flower beds.

Rear Garden

This rear garden has been completely renovated by the current vendor, including a sandstone, wraparound patio to the rear of the property, accessed off the lounge, a lawned area, fully enclosed borders, a shed, a side gate, an outside tap, light and power point, raised flower beds, hedging and bark areas to the side and rear.

Converted Garage/Bedroom Four

Carpet flooring, double glazed window to the side, one electric radiator, power, light, insulation, a door leading to the remainder of the shed and a small storage area, with space for a tumble dryer. This room was previously the garage, but could be used as a fourth bedroom. It is currently used as a snug/gym.



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welcome to

High Road, Trimley St. Mary, Felixstowe

- No-expense spared renovation, with scope for 5 bedrooms
- Three large, double bedrooms, including an impressive master suite
- Large, open plan living space
- Top of the range kitchen, with doors to the garden
- A converted garage, which could be used as a 4th bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£550,000 - £600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120350 - 0007

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