



**127 High Road, Trimley St. Mary, IP11 0TR**

**£475,000 FREEHOLD**

A beautifully presented and greatly extended three/four bedroom detached family home, of brick cavity wall construction with a rendered finish beneath a pitched tiled roof.

In addition to the four bedrooms the property benefits from ample off-road parking, two reception rooms, en-suite shower room to bedroom one and a well presented south-west facing private landscaped rear garden.

The accommodation in brief comprises entrance hall, lounge/study, cloakroom, second reception room, kitchen/diner, additional cloakroom. Upstairs there are four bedrooms with an en-suite to bedroom one and a family bathroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction. Additionally, accessed from the landing is a balcony overlooking the front of the property.

Paisley House is located within close proximity to local transport including Trimley train station, Trimley Primary School with an Ofsted rating of 'Good' is located a short distance away.

A viewing is highly recommended to appreciate the stunning family home that is on offer.

#### **CENTRAL DOUBLE WIDTH ENTRANCE DOORS - Opening into :-**

#### **ENTRANCE HALL**

Karndean flooring, two radiators, stairs leading up to the first floor with under stairs storage cupboard and doors to :-

#### **RECEPTION ROOM 1 19' 5" x 11' 8" (5.92m x 3.56m)**

Karndean flooring, two radiators, window to front aspect, picture rail, double width opening into :-

#### **STUDY AREA 8' 7" x 8' 4" (2.62m x 2.54m)**

Karndean flooring, electric radiator, window to rear aspect.

These two rooms are currently being used as a home salon.

#### **CLOAKROOM**

Suite comprising WC with concealed cistern and wash basin with mixer tap above, automatic lights, extractor.

#### **RECEPTION ROOM TWO 14' 9" x 11' 8" (4.5m x 3.56m)**

Radiator, window to rear aspect, TV point, electric feature fire with surround, picture rail.

#### **KITCHEN/DINING ROOM 19' 10" x 11' 10" (6.05m x 3.61m)**

Fitted worktops with a tiled splashback, shaker style units above and matching storage units and drawers below, ceramic sink unit with hose style mixer tap and single drainer, space and plumbing available for a washing machine, further space available for freestanding American fridge/freezer and Range cooker with cooker hood above, window to front aspect, further window to side aspect, radiator, spotlights, French doors opening out to the rear garden.

#### **CLOAKROOM**

Suite comprising low level WC with hand wash basin and mixer tap above, part tiled walls, obscured window to the side aspect.

#### **UPSTAIRS FIRST FLOOR LANDING**

Two radiators, window to the rear aspect, double doors opening out onto :-

#### **BALCONY**

Overlooking the front of the property, wrought iron railings, outside socket, and lighting.

**BEDROOM 1 13' 3" x 11' 8" (4.04m x 3.56m)**

Radiator, picture rail, window to the front aspect and door opening into :-

**EN-SUITE SHOWER ROOM 11' 8" x 5' 9" (3.56m x 1.75m)**

Elegant suite comprising WC with concealed cistern, Victorian style hand wash basin with mixer tap and storage cupboards underneath, double width walk in shower with twin shower head, radiator, extractor, two obscured windows to the rear aspect.

**BEDROOM 2 11' 8" x 11' 1" (3.56m x 3.38m)**

Radiator, window to rear aspect.

**BEDROOM 3 11' 7" x 9' 7" (3.53m x 2.92m)**

Radiator, picture rail, window to rear aspect.

**BEDROOM 4/DRESSING ROOM 8' 4" reducing to 4'9" x 8' 2" (2.54m x 2.49m)**

Radiator, window to rear aspect.

**FAMILY BATHROOM 11' 11" x 7' 11" (3.63m x 2.41m)**

Elegant re-fitted Victorian style suite comprising WC with concealed cistern, hand wash basin with mixer tap, marble surround and storage cupboards below, roll top claw feet bath with mixer tap and twin shower over, part tiled walls, part panelled walls, radiator, storage cupboard housing Vaillant combi-boiler, extractor, obscured window to the front aspect.

**OUTSIDE**

To the front of the property there is a low maintenance garden which has been shingled to allow ample off-road parking via a gated entrance, fencing to front and side boundaries, outside lighting, outside sockets, large storage shed, side access gate.

The rear garden is southwest facing, private and fully landscaped, consisting of a generous size wrap around style patio area, enclosed by fencing, two artificial lawn areas, outside tap, raised sleeper bed.

**GARDEN ENTERTAINMENTS ROOM 11' 10" x 11' 10" (3.61m x 3.61m)**

Fully insulated with light and power connected, window to side aspect.

**COUNCIL TAX**

Band 'D'









