

16 Oak Tree Drive, Trimley St. Martin, Felixstowe, IP11 0WG

£275,000 FREEHOLD

DIAMOND MILLS
Established 1908

Situated within a popular residential development in Trimley St Martin, this attractive modern two-bedroom home offers well-proportioned accommodation, contemporary styling and an excellent combination of indoor and outdoor living.

Extending to approximately 682 sq ft (64 sq m), the property is ideally suited to first-time buyers, professional couples, downsizers or investors looking for a well-presented home in a convenient Suffolk village location.

The ground floor offers a welcoming living room with French doors opening onto the rear garden, creating a lovely space to relax and entertain. The adjoining dining area provides a natural connection to the fitted kitchen, while a useful entrance hall and separate cloakroom complete the ground-floor accommodation.

On the first floor, there are two bedrooms, including a primary bedroom benefiting from its own en-suite shower room. A further family bathroom and landing provide practical and comfortable accommodation.

Externally, the property enjoys a private enclosed rear garden, incorporating a paved patio seating area and lawn, ideal for outdoor dining and entertaining during the warmer months. To the front, there is the additional benefit of a private driveway providing off-road parking.

Trimley St Martin is a popular village conveniently positioned for Felixstowe and Ipswich, offering a range of local amenities, schooling and transport connections. The nearby A14 provides excellent access to the wider road network, making the location particularly appealing for commuters.

An excellent opportunity to acquire a modern, well-proportioned home with private parking and garden, which must be viewed to be fully appreciated.

Ground Floor:

Entrance Hall: 3'6" x 9'11" (1.07m x 3.02m). Welcoming entrance hall providing access to the kitchen, living accommodation, cloakroom and staircase to the first floor.

Living Room: 13'4" x 9'9" (4.07m x 2.98m). A comfortable reception room with French doors opening directly onto the rear garden, allowing plenty of natural light and creating an excellent space for relaxing.

Dining Area: 9'8" x 5'7" (2.95m x 1.69m). A designated dining space adjoining the living accommodation, ideal for everyday meals and entertaining.

Kitchen: 6'2" x 9'11" (1.88m x 3.02m). Fitted kitchen with a range of units and work surfaces, incorporating space for essential appliances.

Ground Floor WC: 3'4" x 5'2" (1.01m x 1.58m). Convenient cloakroom fitted with a wash basin and WC.

First Floor:

Primary Bedroom: 9'7" x 9'9" (2.91m x 2.98m). Well-proportioned principal bedroom benefiting from its own en-suite shower room.

En-suite Shower Room: 3'6" x 9'9" (1.06m x 2.98m). Fitted with a shower enclosure, wash basin and WC.

Bedroom Two: 10'8" x 8'7" (3.24m x 2.61m). A versatile second bedroom, ideal for guests, a child's bedroom or home office.

Family Bathroom: 6'2" x 6'7" (1.87m x 2.01m). Fitted with a bath, wash basin and WC.

Landing: 3'7" x 6'7" (1.08m x 2.01m). First-floor landing providing access to both bedrooms and the family bathroom.

COUNCIL TAX BAND
Band "B".

ENERGY PERFORMANCE CERTIFICATE
The current energy efficiency rating is B (84) with a potential rating of A (97) and the current energy performance certificate is valid until 23rd February 2033.

ANNUAL SERVICE CHARGE
£225 managed by NRM in Norwich

AGENTS NOTE
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating
systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.













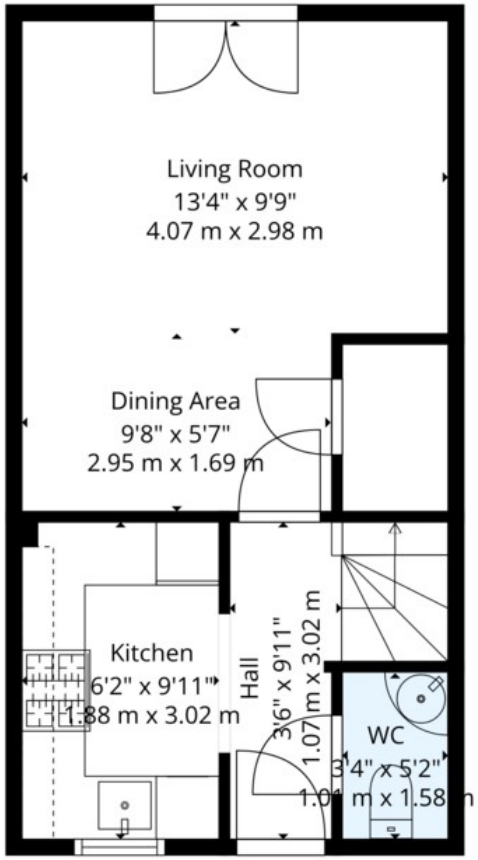


117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

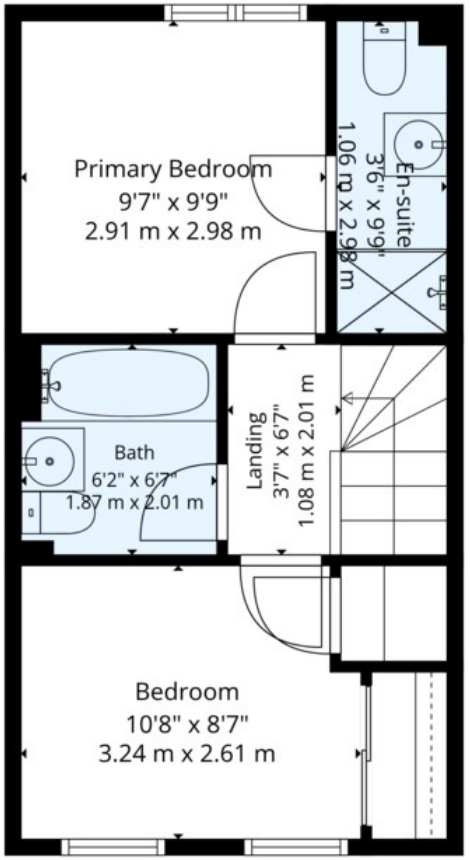
www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk

RICS

rightmove.co.uk



Basement



1st Floor

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TOTAL: 682 sq. ft, 64 m2
Basement: 341 sq. ft, 32 m2, 1st floor: 341 sq. ft, 32 m2
EXCLUDED AREAS: WALLS: 80 sq. ft, 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.