



27 Station Road, Trimley St. Mary, IP11 0UB

£400,000 FREEHOLD

Offered for sale with no onward chain and set in a non estate location within the Village of Trimley St Mary is this spacious individual four bedroom detached bungalow.

In addition to the four bedrooms the bungalow benefits from off road parking, garage, a south east facing private rear garden and a modern shower room.

The accommodation in brief comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, four bedrooms and a shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Located on Station Road the bungalow is within a short distance of Trimley train station, Trimley Nature Reserve and the Orwell Estuary.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY

L-shaped entrance hallway, radiator, access to loft space with pull down ladder, airing cupboard housing Gloworm combi boiler and doors to :-

CLOAKROOM 9' 8" x 3' 8" (2.95m x 1.12m)

Suite comprising low level WC, wash hand basin and tiled flooring.

LOUNGE 17' 11" x 12' 1" (5.46m x 3.68m)

Radiator, TV point, multi-fuel burner with fireplace surround, archway into :-

DINING ROOM 12' 9" x 12' 1" (3.89m x 3.68m)

Radiator, window to side aspect.

CONSERVATORY 14' 8" x 12' (4.47m x 3.66m)

Accessed via the lounge, brick built base conservatory with UPVC windows and doors overlooking the rear garden, solid wood flooring.

KITCHEN/BREAKFAST ROOM 17' 10" x 8' 9" (5.44m x 2.67m)

Fitted worktops with tiled splashback, solid wood storage units above and matching units and drawers below, corner one and a half bowl stainless steel sink unit with mixer tap and single drainer, integrated appliances such as dishwasher, under counter fridge, eye level double oven, Whirlpool four ring gas hob with cooker hood above, tiled flooring, radiator, windows to rear and side aspect and a door to :-

UTILITY ROOM 7' 10" x 4' 6" (2.39m x 1.37m)

Space and plumbing available for a washing machine, tiled flooring, front and rear door access.

BEDROOM ONE 12' 4" x 12' (3.76m x 3.66m)

Accessed via the dining room. Radiator, windows to rear and side aspect, fitted wardrobes.

BEDROOM TWO 12' 4" x 10' 1" (3.76m x 3.07m)

Radiator, window to side aspect.

BEDROOM THREE 13' 5" x 8' 7" (4.09m x 2.62m)

Radiator, window to front aspect, fitted wardrobes.

BEDROOM FOUR 9' x 8' 3" (2.74m x 2.51m)

Radiator, window to side aspect.

SHOWER ROOM 8' 7" x 8' (2.62m x 2.44m)

Modern re-fitted suite comprising low level WC, wash hand basin with mixer tap, walk in double width shower with electric shower over, part tiled walls, tiled flooring, heated towel rail, obscured window to side aspect, extractor.

OUTSIDE

There is a long driveway enabling off road parking for two cars. The remainder of the front garden is enclosed by a low brick wall with relatively low maintenance garden as it is shingled.

The rear garden is of south easterly elevation and offers a good degree of privacy and is mainly laid to lawn with an established shrub and plant border, patio area, two timber sheds, outside tap.

COUNCIL TAX

Band 'D'







