



**62 Mill Lane, Trimley St. Martin, IP11 0RP**

**£360,000 FREEHOLD**

**A unique greatly extended semi detached property originating from the late 19th century located in a popular and established village location approximately 4 miles from Felixstowe's town centre.**

Originally a 'two up two down' cottage and available to the market for the first time, the property was considerably extended in the 1960's creating a spacious three bedroom semi detached home with 1184 sq ft of accommodation.

Additionally the property benefits from off road parking for numerous vehicles and a generous sized mainly southerly aspect rear garden.

Ground floor accommodation comprises entrance porch, entrance hall, lounge, conservatory, dining room, utility cloakroom and kitchen whilst to the first floor three bedrooms (with bedroom three accessed from bedroom two), a shower room with separate cloakroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction some fitted with shutter blinds.

The property is set back from the road of Mill Lane Trimley St Martin and is within easy reach of the A14. Trimley Nature Reserve and open countryside are also nearby.

Being rarely available to the market, a viewing is highly recommended to appreciate the charming accommodation on offer.

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH 8' 1" x 6' (2.46m x 1.83m)**

Solid oak flooring, radiator, window to side aspect and door to :-

#### **ENTRANCE HALLWAY**

Solid oak flooring, stairs leading up to the first floor, storage cupboard and doors to :-

#### **LOUNGE 15' 5" x 14' (4.7m x 4.27m)**

Solid oak flooring, radiator, TV point, window to front aspect with fitted shutter blinds, French doors and windows with fitted shutter blinds opening into :-

#### **CONSERVATORY 11' 4" x 9' 11" (3.45m x 3.02m)**

Brick built base conservatory with UPVC windows and doors overlooking rear garden, electric under floor heating.

#### **DINING ROOM 13' 5" x 10' 8" (4.09m x 3.25m)**

Forming part of the original cottages dating back to the early 1900s, solid oak insulated flooring, radiator, window to side aspect with fitted shutter blinds, wall lights and door opening into :-

#### **UTILITY/CLOAKROOM 10' 9" x 4' 6" (3.28m x 1.37m)**

Fitted worktops with space and plumbing available for washing machine below, low level WC, wash hand basin, obscured window to side aspect.

#### **KITCHEN 11' 3" x 10' 7" (3.43m x 3.23m)**

Fitted worktops with a tiled splashback, fitted shaker style units above and matching units and drawers below, ceramic one and a half bowl sink unit with mixer tap and single drainer, integrated fridge and dishwasher, integrated Hotpoint oven with four ring electric hob and cooker hood above, vertical radiator, windows and door to rear aspect.

#### **FIRST FLOOR LANDING**

Radiator, window to rear aspect, access to the loft space, storage cupboard and doors to :-

#### **BEDROOM ONE 15' 6" x 14' (4.72m x 4.27m)**

Double aspect windows to rear and front aspect (front with fitted shutter blinds), radiator, wall lined fitted wardrobes, further built in storage cupboard.

**BEDROOM TWO 10' 10" x 9' 7" (3.3m x 2.92m)**

Forming part of the original 19th century cottage. Radiator, window to side aspect, fitted wardrobes and door opening into :-

**BEDROOM THREE 10' 10" x 9' 4" (3.3m x 2.84m)**

Forming part of the original 19th century cottage. Radiator, window to side aspect, fitted wardrobes.

**SHOWER ROOM 8' 2" x 4' 7" (2.49m x 1.4m)**

Suite comprising double width walk in shower, wash hand basin with mixer tap, tiled walls, radiator, obscured window to rear aspect.

**SEPARATE CLOAKROOM**

Suite comprising low level WC, obscured window to side aspect.

**OUTSIDE**

To the front of the property is a long shingled drive enabling off road parking for three cars. The remainder of the front garden is open and block paved with a side access gate, outside lights.

The generous size rear garden is of south facing aspect, enclosed by fencing and is mainly laid to lawn with an established shrub and plant border, and a wrap around patio, outside tap, outside lighting, summer house. At the rear of the garden is vegetable growing patches.

To one side of the property is a covered lean to, to the other side is a shed/workshop with light and power connected.

**COUNCIL TAX**

Band 'D'











