



## 17 Meadow Close, Trimley St. Martin, IP11 0UL

**£265,000 FREEHOLD**

Located in a quiet cul-de-sac in the popular residential village of Trimley St Martin is this two bedroom semi detached bungalow.

In addition to the two bedrooms the property benefits from off road parking, a garage and garden room.

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

The property is situated in a quiet location in the village of Trimley St Martin, within easy reach of nearby popular schools and a short distance from open countryside with rural walks available.

Additionally there are regular bus services and easy road access to the County town of Ipswich and with the Coastal town of Felixstowe being less than approximately three miles distant.

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

#### **ENTRANCE DOOR**

Opening into :-

#### **COVERED SIDE PASSAGEWAY**

With access to the garden, obscured window to the front aspect, outside lighting and further entrance door opening into :-

#### **ENTRANCE HALLWAY**

Radiator, access to loft space, storage cupboard and doors to :-

#### **LOUNGE 16' 10" x 10' 8" (5.13m x 3.25m)**

Two radiators, TV point, window to front aspect, door to :-

#### **BEDROOM TWO 8' 7" x 6' 7" (2.62m x 2.01m)**

Formerly the kitchen and has been converted, radiator, window to front aspect, fitted worktop with space and plumbing available below for washing machine and tumble dryer, Baxi combination boiler installed approx one year ago.

#### **BEDROOM ONE 12' 3" x 9' 9" (3.73m x 2.97m)**

Radiator, window to rear aspect, fitted wardrobes and chest of drawers.

#### **SHOWER ROOM 6' 6" x 5' 8" (1.98m x 1.73m)**

Suite comprising low level WC, vanity hand wash basin with mixer tap, double width walk in shower with Triton electric shower over, heated towel rail, extractor, obscured window to side aspect.

#### **KITCHEN 9' 10" x 7' 5" (3m x 2.26m)**

Formerly the second bedroom, modern kitchen comprising fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, space available for freestanding fridge/freezer and cooker, radiator, window to side aspect and double doors opening into :-

#### **GARDEN ROOM 10' 5" x 8' 5" (3.18m x 2.57m)**

Radiator, windows and doors overlooking rear garden.

#### **OUTSIDE**

To the front of the property there is an open front garden, relatively low maintenance as shingled and a driveway enabling off road parking, outside tap.

The rear garden is enclosed by fencing and mainly laid to lawn with two patio areas and a set of double doors opening into :-

#### **GARAGE 16' 25" x 8' 6" (5.51m x 2.59m)**

Pitched roof garage with light and power connected and an electric roller door.

#### **COUNCIL TAX**

Band 'B'



