



£365,000

Elm Gardens, Trimley St. Mary, IP11



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3

Bedrooms



1

Bathroom

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Wainwrights presents a rare opportunity to purchase this well maintained three bedroom detached bungalow situated in the popular Elm Gardens area.

The property has been owned by the same owner since it was built in 1978 and occupies one of the largest plots within the development. The bungalow offers spacious and flexible accommodation including a generous lounge with garden access, fitted kitchen with conservatory, three bedrooms and a shower room with separate cloakroom.

Externally the property enjoys a particularly large and mature rear garden with a sunny aspect, together with a driveway and attached garage with electric roller door. The front garden is attractively landscaped and there is additional potential for further parking subject to the necessary works.

Properties of this type and location rarely become available and early viewing is highly recommended.

Outside Front *6.12m x 9.80m (20' 1" x 32' 2")*

Dropped kerb from the road leads to the driveway providing off-road parking and access to the garage. A paved pathway leads from the pavement to the front door with additional pathway from the driveway and along the front of the property to the side access gate. The garden is mainly laid to lawn with well stocked planting borders containing a variety of established shrubs, flowering plants and hedges.

Entrance Lobby & Hallway

Fully glazed timber double doors open into the entrance lobby with quarry tiled flooring and lighting. A glazed timber door with opaque side panel leads into the main hallway. Hallway Spacious hallway with radiator and carpeted flooring. Built-in storage cupboard with louvre doors and additional airing cupboard housing the Worcester gas boiler (installed approximately one year ago). Loft hatch with fitted aluminium ladder providing access to the large loft space which is insulated, partially boarded and fitted with lighting. Doors leading to all rooms.

Lounge *5.40m x 3.70m (17' 9" x 12' 2")*

Bright and spacious reception room with UPVC double glazed French doors opening to the rear garden. Feature chimney breast with gas fire (not tested). Coving to ceiling, carpeted flooring and radiator. Serving hatch through to the kitchen.

Kitchen

UPVC double glazed window to the front aspect and UPVC glazed door leading to the conservatory. Fitted with a range of wood fronted wall and base units with grey laminate work surfaces. Inset stainless steel single drainer sink unit. Space and plumbing for washing machine, space for under-counter fridge and space for electric cooker. Vinyl flooring, radiator and serving hatch to the lounge.

Conservatory *3.58m x 2.67m (11' 9" x 8' 9")*

Brick built base with UPVC double glazed windows to three sides and polycarbonate roof. UPVC French doors opening to the rear garden and additional UPVC door to the side. Vinyl flooring, power points and vertical blinds.

Bedroom One *3.40m x 4.70m (11' 2" x 15' 5")*

UPVC double glazed window to the rear aspect overlooking the garden. Radiator, carpeted flooring and coving to ceiling. Two built-in triple wardrobes and built-in dressing table.

Bedroom Two *3.40m x 2.70m (11' 2" x 8' 10")*

UPVC double glazed window to the front aspect. Radiator, carpeted flooring and coving to ceiling.

Bedroom Three / Dining Room *2.80m x 3.70m (9' 2" x 12' 2")*

UPVC double glazed window to the rear aspect. Radiator, carpeted flooring and coving to ceiling. This room could also be used as a dining room or study if required.

Shower Room

UPVC opaque double glazed windows to the front aspect. Walk-in shower enclosure with thermostatic mixer shower and glass screen. Vanity unit incorporating wash hand basin. Partially tiled walls with Aqua board shower backing. Radiator.

Cloakroom

UPVC opaque double glazed window to the front aspect. WC with vinyl flooring and radiator.

Back Garden *14.20m x 36.90m (46' 7" x 121' 1")*

A particularly large rear garden, believed to be one of the largest plots in Elm Gardens. The current owner purchased the property when new and selected this plot due to its generous size. A paved patio area runs along the rear and side of the bungalow, ideal for outdoor seating. The remainder of the garden is mainly laid to lawn with

mature hedges, flowering shrubs and a mature cherry tree. The garden enjoys a sunny aspect throughout much of the day and offers a good degree of privacy. There is also a hardstanding area suitable for a shed and side gate providing pedestrian access to the front of the property.

Garage *5.05m x 2.93m (16' 7" x 9' 7")*

Attached brick built garage with electric roller shutter door to the front. Timber window and half glazed timber door to the rear providing access to the garden. Concrete floor, strip lighting and power supply. Gas meter located within the garage.

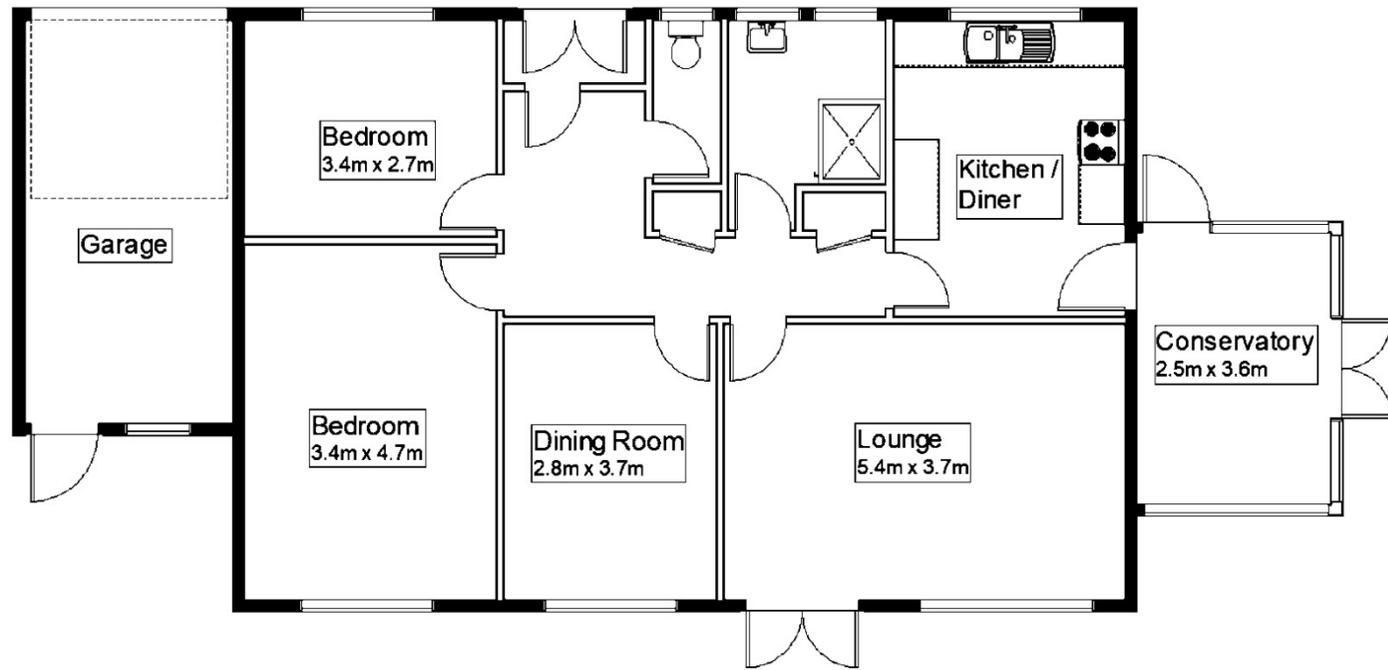
Additional Information

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Energy Efficiency Rating

| | Current | Potential |
|--|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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