



**14 The Avenue, Trimley St. Mary, IP11 0TT**

**£485,000 FREEHOLD**

Located in the popular residential village of Trimley St Mary is this rarely available, beautifully presented and extended three/four bedroom detached family home.

In addition the property benefits from ample off road parking with EV charger, garage, modern kitchen and a large extended lounge with bi-folding doors opening out onto the rear garden.

The property was originally four bedrooms, however, two of the bedrooms have been opened up to create one primary bedroom suite which comprises of a bedroom, dressing room and an en-suite shower room, this could easily be reverted back to a four bedroom detached home.

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

The property is located in an established residential road in this popular village, a short distance to open countryside, the Trimley nature reserve and railway station with services to Felixstowe and Ipswich with connections to London via Liverpool Street and is approximately three miles from Felixstowe's main town centre with a variety of restaurants, cafes and shopping facilities available.

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

Opening into :-

#### **ENTRANCE HALLWAY 15' 9" max x 8' 9" max (4.8m x 2.67m)**

Radiator, stairs leading up to the first floor, service door into the garage and further doors opening into :-

#### **CLOAKROOM 5' 9" x 3' 4" (1.75m x 1.02m)**

Suite comprising low level WC, hand wash basin with tiled surround, obscured window to side aspect.

#### **LOUNGE/DINER 24' 2" x 22' 2" (7.37m x 6.76m)**

#### **DINING ROOM 22' 2" x 11' 10" (6.76m x 3.61m)**

Laminate flooring, radiator, spotlights and a large opening into :-

#### **LOUNGE 21' 2" x 11' 2" (6.45m x 3.4m)**

Forming the extension, laminate flooring, two vertical radiators, two Velux windows, bi-folding doors to the rear garden.

#### **KITCHEN 12' 5" x 11' 2" (3.78m x 3.4m)**

Modern re-fitted kitchen comprising Quartz fitted worktops with high white gloss storage units above and matching storage units and drawers below, breakfast bar, inset stainless steel sink unit with mixer tap and single drainer, integrated appliances such as tall fridge and freezer, dishwasher, Zanussi eye level double oven/microwave/grill, Bosch four ring induction hob with cooker hood above, tiled splashback, cupboard housing Worcester boiler, window to front aspect.

#### **FIRST FLOOR LANDING 16' 4" x 8' 9" (4.98m x 2.67m)**

Window to side aspect, access to the loft space, cupboard housing emersion hot water cylinder installed 2024 and doors to :-

#### **BEDROOM ONE WITH DRESSING ROOM 18' 11" x 11' 11" (5.77m x 3.63m)**

Formerly two bedrooms and can be easily reverted back, currently comprising :-

#### **BEDROOM 11' 11" x 10' 11" (3.63m x 3.33m)**

Radiator, window to rear aspect, archway opening into :-

#### **DRESSING ROOM 11' 11" x 7' 8" (3.63m x 2.34m)**

Radiator, window to rear aspect and an archway into :-

**EN-SUITE SHOWER ROOM 9' 11" x 2' 11" (3.02m x 0.89m)**

Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, shower enclosure, extractor.

**BEDROOM TWO 12' 5" x 11' 5" (3.78m x 3.48m)**

Radiator and window to front aspect.

**BEDROOM THREE 11' 1" x 9' 5" (3.38m x 2.87m)**

Radiator, window to front aspect.

**FAMILY BATHROOM 8' 9" x 5' 5" (2.67m x 1.65m)**

Modern suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with mixer tap, heated towel rail, two obscured windows to side aspect.

**OUTSIDE**

To the front of the property is a large hard standing area enabling ample off road parking and an established plant and shrub border, EV charger, side access gate.

The generous size rear garden is mainly laid to lawn with an established shrub and plant border and is enclosed by fencing. There is two raised decked areas, outside lighting, socket and tap, two timber storage sheds and side access gate.

**GARAGE 20' 1" x 9' (6.12m x 2.74m)**

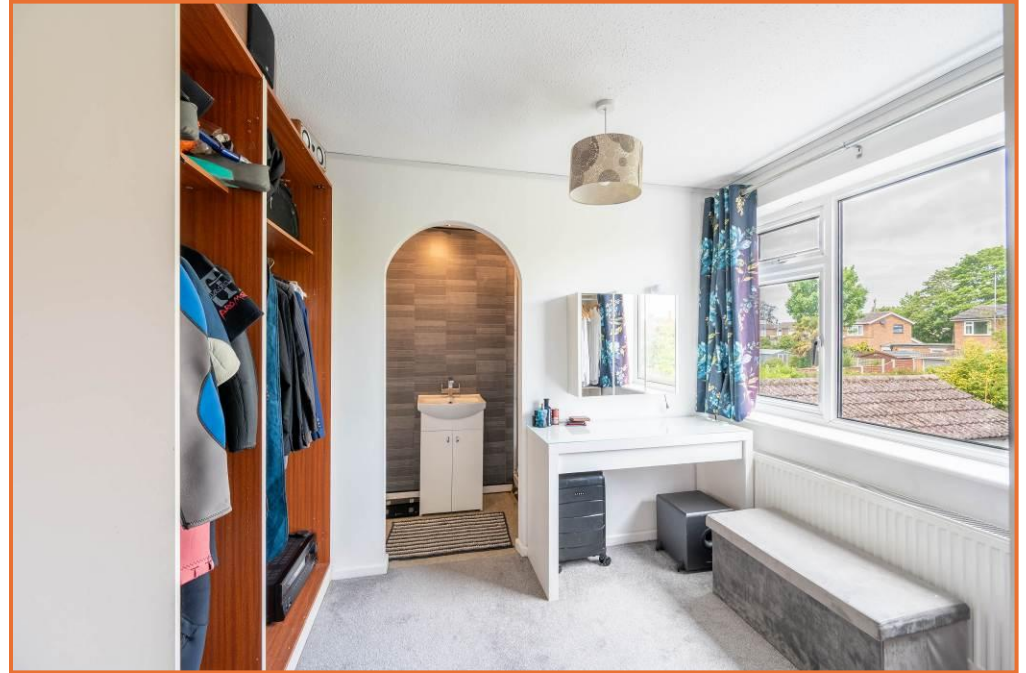
Electric roller door, light and power connected, space and plumbing for washing machine and tumble dryer, fitted worktop, obscured window to side aspect and a cold water tap.

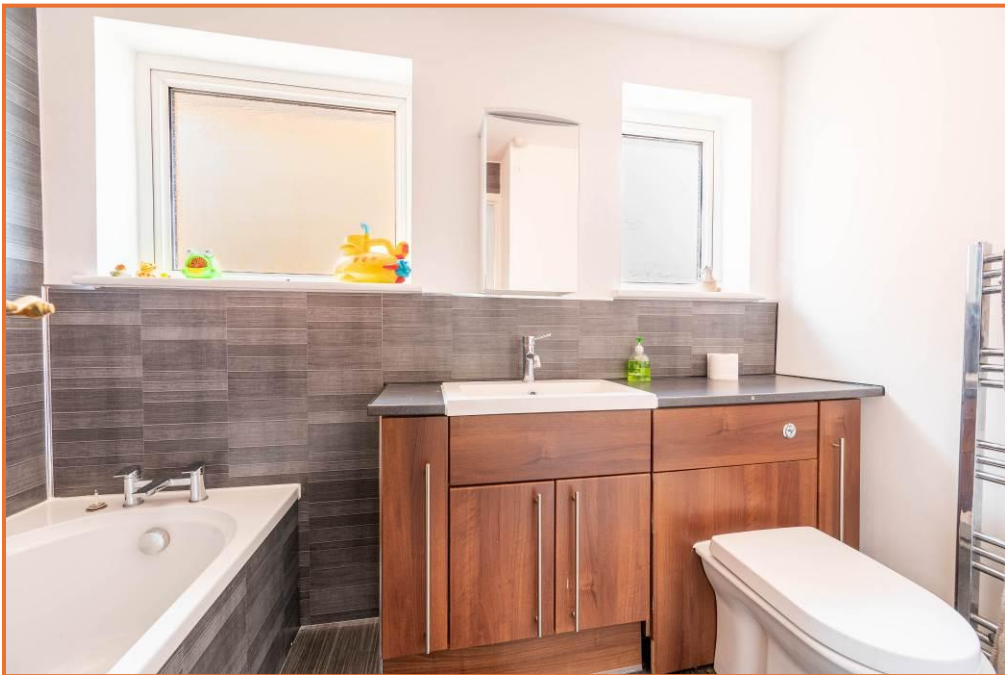
**COUNCIL TAX**

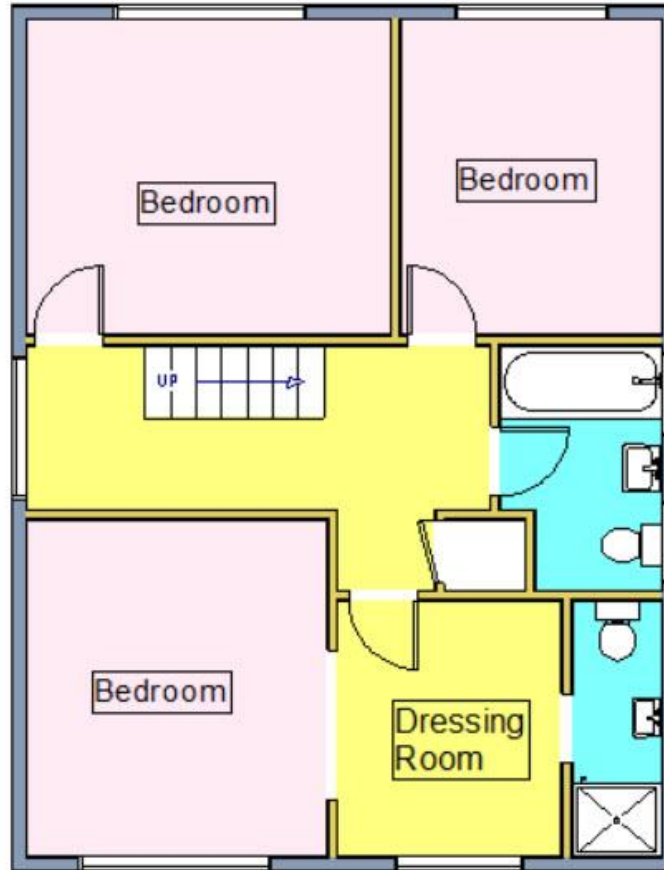
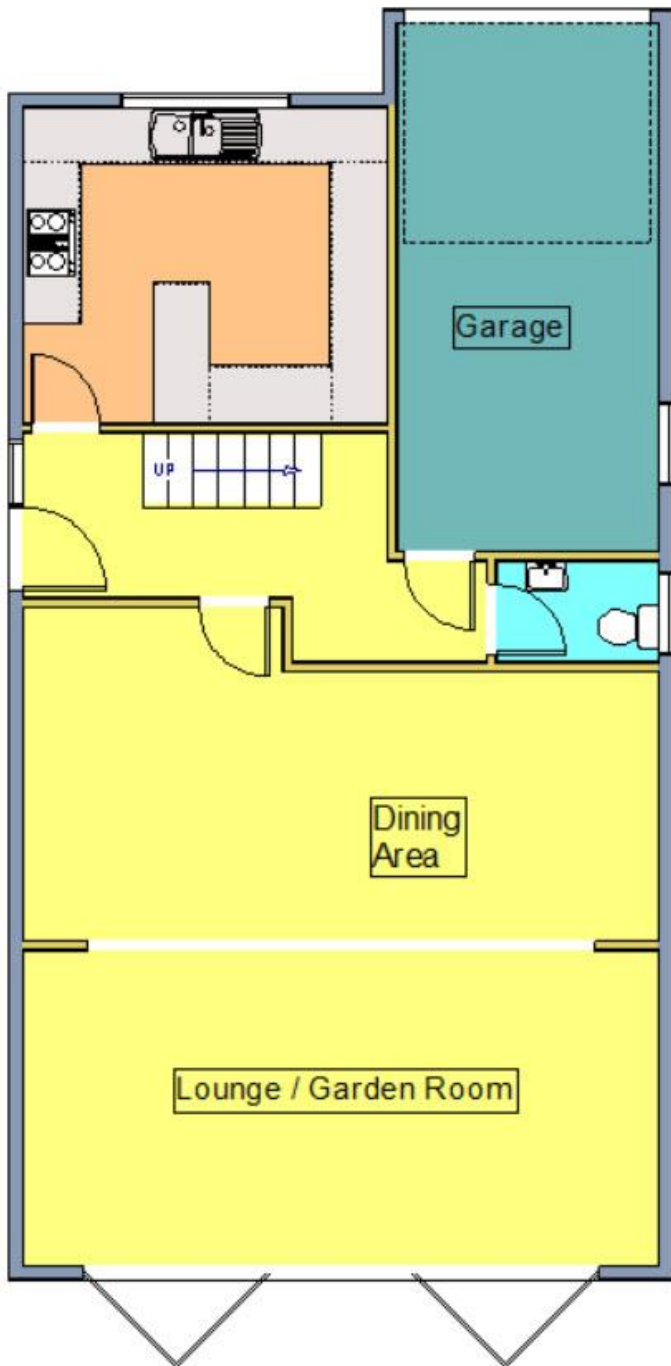
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