



38 Hunters End, Trimley St. Mary, IP11 0XH

£294,000 FREEHOLD

Located in a quiet cul-de-sac in the popular residential village of Trimley St Mary is this well presented three bedroom link-detached family home.

In addition to the three bedrooms the property benefits from a modern kitchen, ample off road parking, garage and a low maintenance rear garden.

The accommodation in brief comprises entrance hall, cloakroom, lounge, kitchen, upstairs are three 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 a short distance away from Trimley St Mary primary school which boasts an Ofsted rating of 'Good', Trimley train station and shops and amenities located on Faulkeners Way.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY

Stairs leading up to the first floor and doors to :-

CLOAKROOM

Suite comprising low level WC, hand wash basin, radiator, obscured window to side aspect.

LOUNGE/DINER 15' 11" x 11' 10" (4.85m x 3.61m)

Laminate flooring, radiator, two windows to front aspect and a further window to rear aspect, TV point, electric remote controlled flame effect feature fireplace.

KITCHEN 15' 11" x 9' 7" (4.85m x 2.92m)

Modern re-fitted kitchen comprising fitted worktops and matching upstands, midnight blue shaker style fitted storage units above and matching storage units and drawers below, ceramic sink unit with single drainer and mixer tap, integrated appliances such as dishwasher, washing machine, Bosch eye level oven with microwave grill combi above, five ring gas hob with extractor above, space for American style fridge/freezer, under stairs storage cupboard, radiator, windows to front and rear aspect, door to rear garden.

FIRST FLOOR LANDING

Window to rear aspect, airing cupboard housing combination boiler and doors to

BEDROOM ONE 10' 2" x 9' 8" (3.1m x 2.95m)

Radiator, window to front aspect, access to the loft space and fitted wardrobes.

BEDROOM TWO 12' x 11'10" reducing to 8' 4" (3.66m x 2.54m)

Radiator, window to front aspect.

BEDROOM THREE 9' 1" x 7' 3" (2.77m x 2.21m)

Radiator, window to rear aspect.

BATHROOM 6' 5" x 5' 6" (1.96m x 1.68m)

Modern re-fitted suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboard below, P-shaped panelled bath with mixer tap and twin shower head over, heated towel rail, extractor, obscured window to rear aspect.

OUTSIDE

To the front of the property it has been fully block paved to enable ample off road parking, EV charging point, outside lighting.

The rear garden is enclosed by fencing and is relatively low maintenance as is mainly laid to artificial lawn with a block paved patio area, outside lighting, outside tap, storage shed, outside sockets and service door into :-

GARAGE 16' 6" x 7' 8" (5.03m x 2.34m)

Electric roller door, light and power connected.

COUNCIL TAX

Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





