



£520,000

Kirton Road, Trimley St. Martin, IP11



 5  
Bedrooms

 1  
Bathroom

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Situated on the sought-after Kirton Road and enjoying open countryside views to both the front and rear, this spacious five-bedroom detached family home offers versatile accommodation and a large south-west facing garden backing onto open fields.

The property features a generous living room with log burner, conservatory, modern fitted kitchen with granite worktops and range cooker, dining/snug room, sun room, utility room, and downstairs cloakroom. The impressive master suite benefits from built-in wardrobes, a private balcony with field views, and an en-suite shower room.

Externally, the property offers a beautifully maintained rear garden, ample off-road parking for multiple vehicles, and established front gardens. Additional benefits include UPVC double glazing, solar panel battery storage system, and a partially boarded loft.

A superb family home in a peaceful village setting with excellent access to local amenities and transport links



**Entrance porch** 0.96m x 4.80m (3' 2" x 15' 9")

UPVC glazed entrance door with decorative leaded inserts, matching UPVC window to the front aspect, quarry tiled flooring, battery system and inverter for the solar heating panels, and door leading into the main house.

**Main hallway** 2.13m x 4.96m (7' x 16' 3")

Partially glazed solid wood front door with large opaque side window, staircase rising to the first floor, wooden flooring, radiator, and doors leading to:

#### **Cloakroom**

UPVC opaque double glazed window to the front aspect, tiled flooring, partially tiled walls, wash hand basin with vanity unit, matching WC, and chrome heated towel radiator.

**Living room** 5.99m x 5.24m at widest points (19' 8" x 17' 2")

UPVC double glazed window to the front aspect, feature fireplace with fully installed log burner, windows and doors opening into the conservatory, and wooden flooring.

**Kitchen** 3.64m x 3.31m (11' 11" x 10' 10")

UPVC double glazed door and window to the rear aspect, door to the internal lobby, grey wood-effect laminate flooring, radiator, granite worktops with inset Franke porcelain sink and matching granite window sill, a range of cream gloss base and eye-level units, eight-burner range cooker with stainless steel extractor hood, and space for dishwasher and fridge freezer.

#### **Internal lobby**

Grey wood-effect vinyl flooring with doors leading to adjoining rooms.

**Dining room/snug** 4.70m x 2.90m (15' 5" x 9' 6")

UPVC double glazed window to the front aspect, radiator, and carpet flooring.

#### **Utility room**

UPVC double glazed window to the side aspect, grey wood-effect flooring, wall-mounted Worcester boiler, laminate worktop with space and plumbing for washing machine and tumble dryer.

**Dining room/sunroom** 3.65m x 2.90m (12' x 9' 6")

UPVC double glazed French doors opening to the rear garden, UPVC double glazed side window, radiator, and wooden flooring.

**Conservatory** 3.43m x 3.50m (11' 3" x 11' 6")

Vaulted roof, windows to three sides with brick-built lower walls, French doors opening onto the garden terrace, wooden flooring, and power supply.

#### **First floor landing**

UPVC double glazed window to the front aspect, open gallery overlooking the staircase, hatch to loft space, radiator, wood-effect laminate flooring, and doors leading to:

**Master bedroom suite** 6.10m x 2.90m (20' x 9' 6")

The master bedroom is arranged in two distinct sections. The entrance area features built-in wardrobes on either side, leading through to the main bedroom space. The main area benefits from UPVC double glazed doors and windows opening onto a rear balcony with views over the garden and adjoining fields. Additional UPVC double glazed window to the side aspect, wood-effect laminate flooring, and radiators.

**Ensuite shower room** *3.00m x 2.90m at widest point (9' 10" x 9' 6")*

UPVC opaque double glazed window to the front aspect, tiled flooring, built-in storage cupboard, large walk-in shower with glass and chrome screen and Triton electric shower, tile-effect aqua boarding, wash hand basin, bidet, WC, and radiator.

**Office/bedroom four** *3.70m x 2.63m (12' 2" x 8' 8")*

UPVC double glazed window to the front aspect, radiator, vinyl flooring, and connecting door to Bedroom Two.

**Bedroom two** *3.71m x 2.51m (12' 2" x 8' 3")*

UPVC double glazed window to the rear aspect, radiator, and vinyl flooring.

**Bedroom three** *2.56m x 3.15m (8' 5" x 10' 4")*

UPVC double glazed window to the rear aspect, radiator, and carpet flooring.

**Bedroom five** *3.33m x 2.26m (10' 11" x 7' 5")*

UPVC double glazed window to the rear aspect, radiator, and carpet flooring.

**Family bathroom** *2.10m x 2.00m (6' 11" x 6' 7")*

UPVC opaque double glazed window to the front aspect, P-shaped bath with shower screen and EDA electric shower over, wash hand basin, WC, radiator, dado rail, partially tiled walls, and spotlights to the ceiling.

**Back garden**

A large south-west facing rear garden adjoining open fields. The garden features a modern paved terrace leading to the main lawn area, with planted borders to the sides and rear. A pathway leads to the rear of the garden, which is enclosed by a combination of wooden picket fencing and concrete posts with gravel boards and timber panels. The garden also benefits from a variety of mature trees, shrubs, and decorative planting.

**Loft**

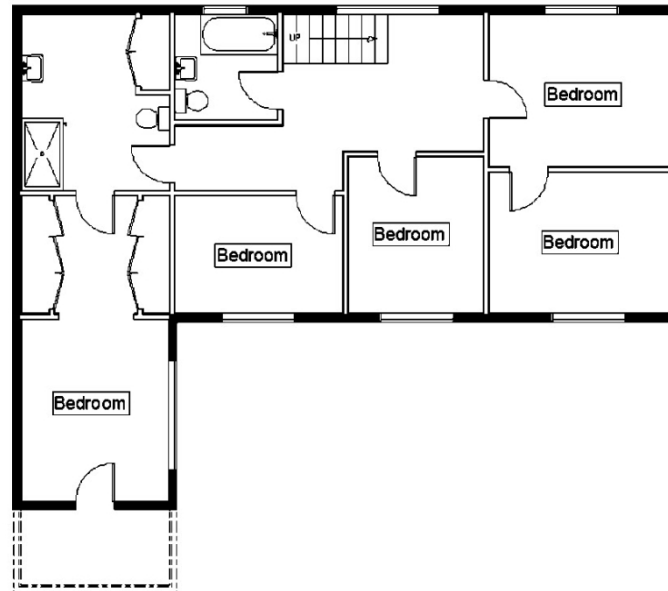
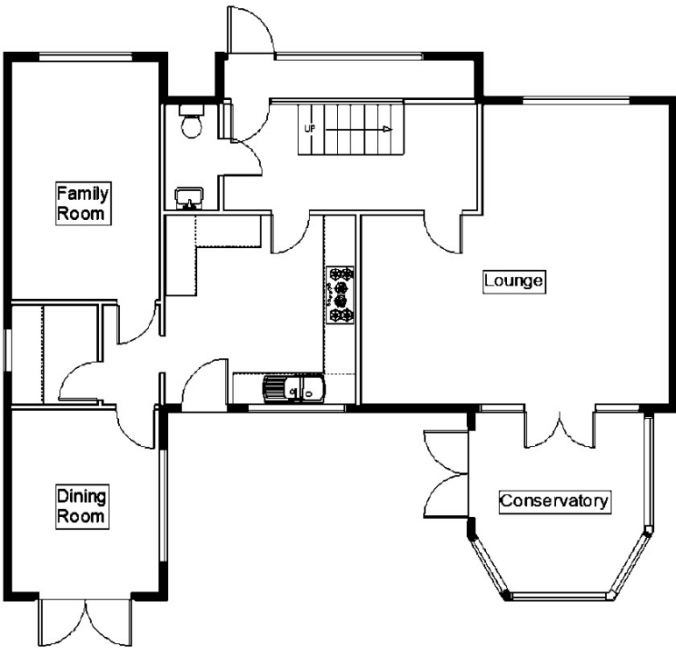
The loft is fully insulated and partially boarded.


**Outside front**

The property is situated on picturesque Kirton Road, surrounded by greenery and overlooking a large village green and open fields. The open driveway leads onto a gravel driveway providing ample parking for approximately four to five vehicles. The frontage also features established flower beds, shrubs, hedging, rose bushes, and a paved pathway running along the front of the property.

**Additional Information**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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