

**254 High Road, Trimley St. Martin, IP11 0RG**

**£475,000 FREEHOLD**

Offered for sale with no onward chain and standing recessed from the road in the popular village of Trimley St. Martin, an individual detached two bedroom bungalow built in 1995.

In addition to the two bedrooms the bungalow benefits from ample off road parking, larger than average garage, conservatory and a south easterly facing rear garden.

The accommodation in brief comprises; entrance hall, cloakroom, lounge/diner, conservatory, kitchen/breakfast room, utility room, two bedrooms and a bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Located in Trimley St. Martin, the property is conveniently situated within easy reach of the A14, Trimley train station and Trimley Nature reserve.

Being rarely available to the market, a viewing is highly recommended to appreciate the spacious accommodation on offer.

UPVC entrance door opening into:

#### **ENTRANCE HALL 26' 1" x 6' 8" (7.95m x 2.03m)**

Tiled flooring, radiator, two built in storage cupboards with further airing cupboard housing hot water cylinder. Doors to:

#### **CLOAKROOM**

Suite comprising; Low level WC, wash hand basin. Radiator, window to front aspect.

#### **LOUNGE/DINER 24' 6" x 14' (7.47m x 4.27m)**

Two radiators, windows to both front and rear aspect, TV point, gas feature fire with surround, wall lights, Door to rear garden and door to:

#### **CONSERVATORY 13' x 10' 7" (3.96m x 3.23m)**

Brick built base conservatory with UPVC windows and doors overlooking rear garden.

#### **KITCHEN/BREAKFAST ROOM 14' 6" x 14' 2" (4.42m x 4.32m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching units and drawers below. Stainless steel twin sink unit with mixer tap and single drainer. Space and plumbing available for a dishwasher. Electric oven with electric hob above. Tiled flooring, radiator, two windows to rear aspect, door to:

#### **UTILITY ROOM 12' 1" x 7' 7" (3.68m x 2.31m)**

Fitted worktops with a tiled splashback, fitted storage units above and matching units below. Stainless steel sink unit with single drainer. Space and plumbing available for both washing machine and tumble dryer. Tiled flooring, radiator, windows and door to rear aspect.

#### **BEDROOM ONE 14' 6" x 13' 8" (4.42m x 4.17m)**

Laminate flooring, radiator, window to rear aspect, fitted wardrobes.

#### **BEDROOM TWO 16' 8" x 12' (5.08m x 3.66m)**

Radiator, window to front aspect.

#### **BATHROOM 9' 8" x 8' 4" (2.95m x 2.54m)**

Suite comprising; Low level WC, bidet, wash hand basin, panelled bath with mixer tap and shower attachment, walk-in shower cubicle. Tiled walls and flooring, radiator, extractor, obscured window to side aspect.

#### **OUTSIDE**

The front of the property has been fully block paved to enable ample off road parking. large hedging to side boundary. Outside lights.

The rear garden is of south easterly aspect and is mainly laid to lawn with an established shrub and plant border and flower bed areas. Patio area, outside lights.

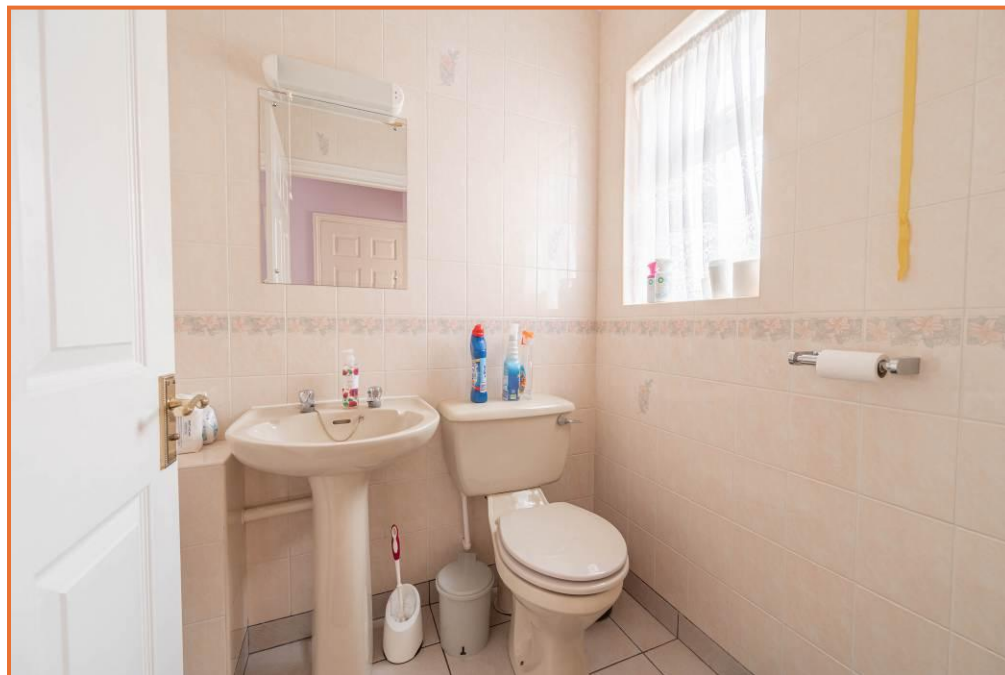
#### **GARAGE 16' 9" x 11' 2" (5.11m x 3.4m)**

Up and over door, light and power connected.

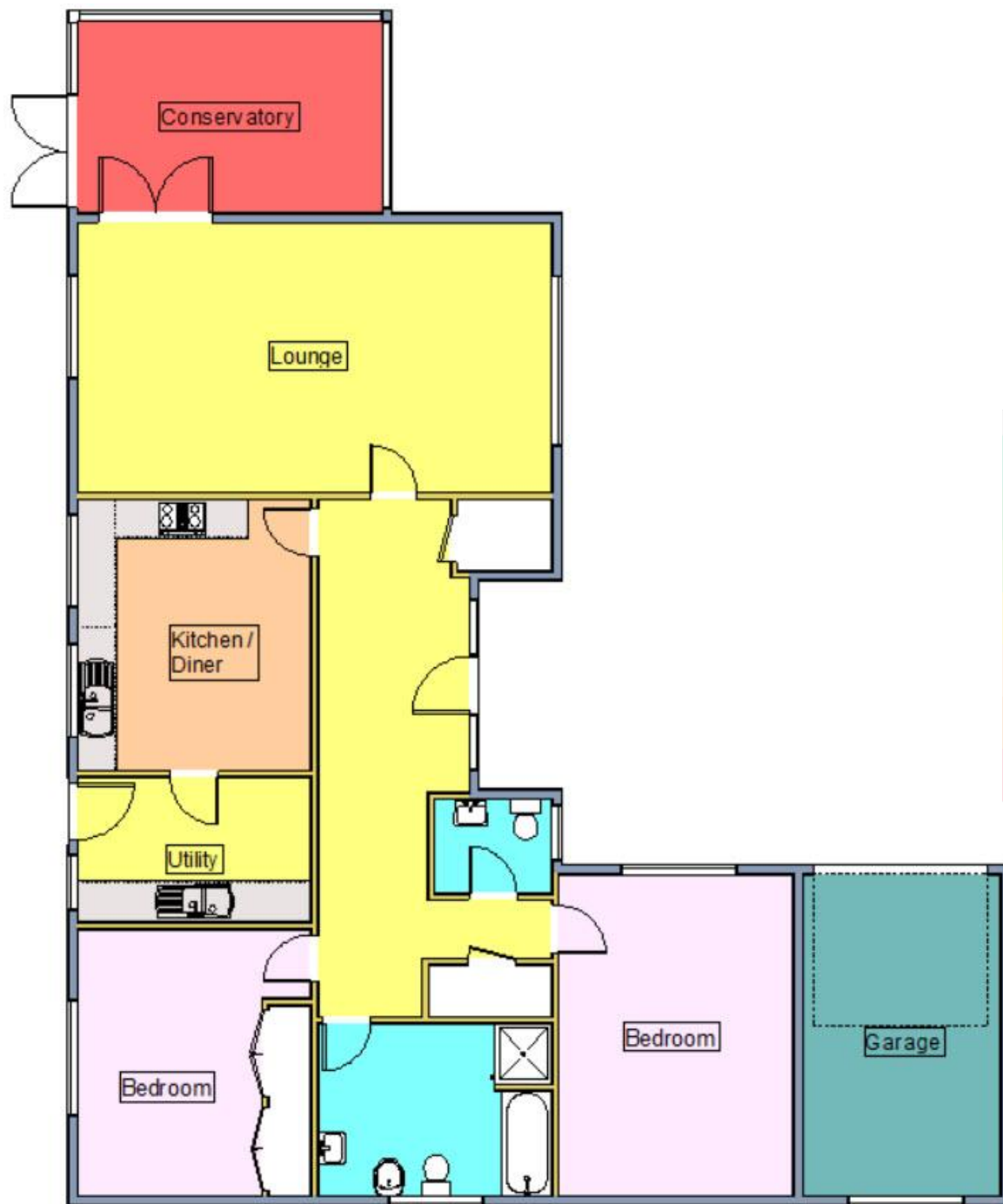
#### **COUNCIL TAX**

Band 'E'









Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 <b>C</b>
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		