

## 11 Mill Close, Trimley St. Martin IP11 0RW

**Offers in Excess of £450,000 FREEHOLD**

Located on a quiet no through road in the popular residential village of Trimley St Martin is this beautifully presented and greatly extended five-bedroom detached family home including a one bedroom annexe.

In addition to the five bedrooms the property benefits from ample off-road parking and a carport, a south west facing low maintenance rear garden and a beautiful modern kitchen and modern family bathroom.

The property accommodation consists of five bedrooms, including a ground floor one bedroom annexe with its own front entrance door and access into the main property. Further accommodation consists of an entrance hall, cloakroom, lounge, kitchen/dining room, garden room, upstairs there are four bedrooms with an en-suite cloakroom to bedroom one and a family bathroom. The annexe has a lounge, bedroom and an en-suite shower room. Heating is supplied in the form of gas fired central heating to radiators and windows are of double-glazed construction.

The property is located within easy reach of the A14 and local transport links including bus service into Felixstowe and Ipswich.

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

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

Opening into :-

#### **ENTRANCE HALLWAY 16' 7" x 7' 5" max (5.05m x 2.26m)**

Tiled flooring, radiator, stairs leading up to the first floor with under stairs storage cupboard, two further fitted storage cupboards and door to :-

#### **CLOAKROOM**

Suite comprising low level WC, hand wash basin, extractor, obscured window to the front aspect, tiled flooring.

#### **LOUNGE 16' 1" x 12' 2" (4.9m x 3.71m)**

Engineered oak flooring, bay window to the front aspect, TV point, gas feature fireplace with limestone marble surround.

#### **KITCHEN/DINING ROOM 32' 6" x 8' 3" (9.91m x 2.51m)**

Granite fitted worktops with matching upstand, fitted storage units above and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a tumble dryer, integrated dishwasher and freezer, space for Rangemaster cooker and space for freestanding fridge/freezer, fitted Granite worktop breakfast bar, tiled flooring, two windows to rear aspect, door to outside, vertical Anthracite radiator, bi-folding doors opening into :-

#### **GARDEN ROOM 13' x 10' 2" (3.96m x 3.1m)**

UPVC windows and door overlooking the rear garden, vertical radiator, skylite windows.

#### **ANNEXE**

Accessed via lockable doors from the kitchen and from the front of the property. The annexe also has wheelchair accessible doors.

#### **ANNEXE LOUNGE 11' 3" x 9' 5" (3.43m x 2.87m)**

LVT flooring, radiator, bay window to the front aspect, door to front driveway, hand wash basin with mixer tap and door opening into :-

#### **ANNEXE BEDROOM 12' 7" reducing to 9 x 11' 3" (3.84m x 3.43m)**

LVT flooring, window to side aspect, sliding door opening into :-

**EN-SUITE SHOWER ROOM** Suite comprising low level WC, vanity hand wash basin with mixer tap and storage underneath, walk in shower with electric shower over, heated towel rail, extractor.

#### **FIRST FLOOR LANDING**

Access to the loft space via pull down ladder and doors to :-

**BEDROOM ONE 19' 9" x 11' 6" (6.02m x 3.51m)**

Forming part of the extension, engineered flooring, radiator, double aspect windows to front and side, door to :-

**EN-SUITE CLOAKROOM**

Suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboards below, extractor, obscured window to rear aspect, heated towel rail.

**BEDROOM TWO 12' 2" x 11' 5" (3.71m x 3.48m)**

Laminate flooring, radiator, window to front aspect.

**BEDROOM THREE 11' 7" x 9' 11" (3.53m x 3.02m)**

Laminate flooring, radiator, window to rear aspect.

**BEDROOM FOUR 8' 4" x 8' 2" (2.54m x 2.49m)**

Laminate flooring, radiator, window to front aspect.

**FAMILY BATHROOM 7' 8" x 6' 6" (2.34m x 1.98m)**

Modern re-fitted suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboards below, panelled bath with mixer tap, separate shower cubicle, tiled walls, heated towel rail, extractor, obscured window to rear aspect, airing cupboard housing Vaillant combi boiler.

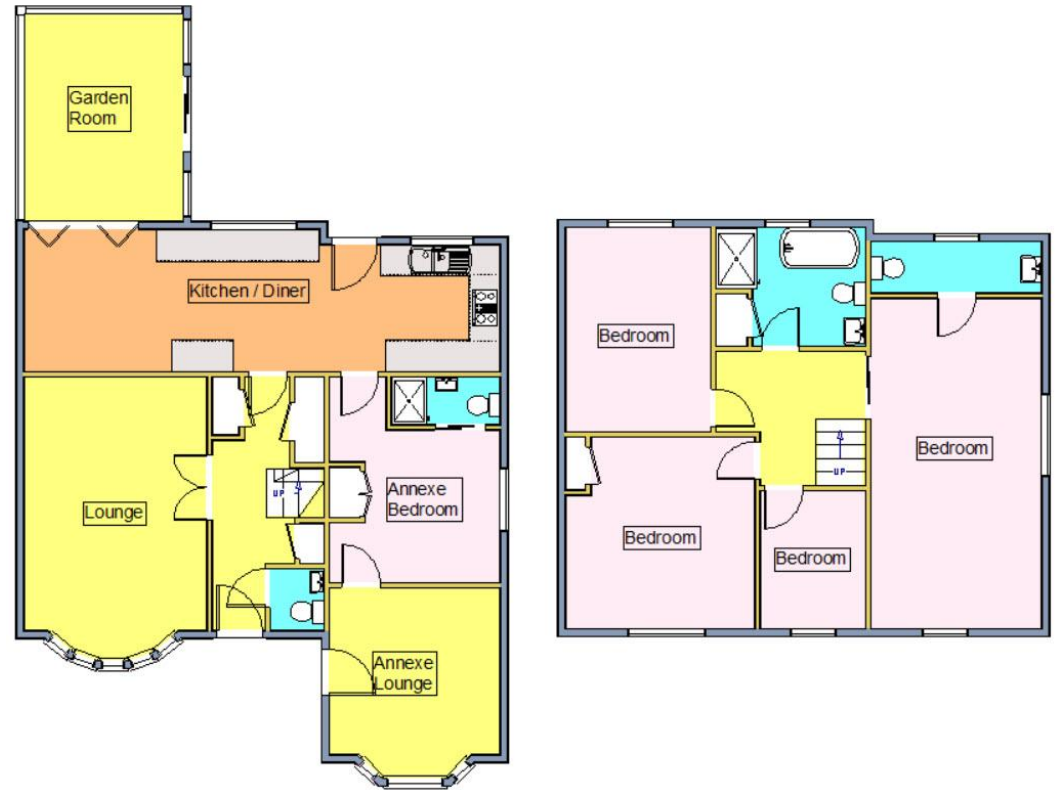
**OUTSIDE**

To the front of the property is an extensive driveway enabling ample off road parking, fencing to boundaries, covered carport, outside lighting, side access gate.

The rear garden is of south westerly aspect, enclosed by fencing and is relatively low maintenance as comprises a good size patio area, the remainder of the garden is artificial lawn, outside lighting, double socket, gate leading to enclosed side part of the garden which has ideal storage space and outside tap.

**COUNCIL TAX**

Band 'D'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

WWW.EPC4U.COM









