



14 Sandy Close, Trimley St. Martin, IP11 0UJ

£275,000 FREEHOLD

Located in a quiet cul-de-sac in the popular village of Trimley St. Martin, a modern and extended two bedroom detached bungalow.

Accommodation briefly comprises entrance porch, entrance hall, L-shaped lounge/dining room, garden room, kitchen, two bedrooms, shower room and garden room.

Further benefits include an attached single garage with parking for one vehicle, gas fired central heating to radiators, replacement UPVC sealed unit double glazed windows and an attractive enclosed rear garden.

Sandy Close is an established residential cul-de-sac located on the St Martins Green development within the Village of Trimley St Martin and is within close proximity to public transport links to Felixstowe (approx 3 miles away) and Ipswich (approx 8 miles).

UPVC SEALED UNIT DOUBLE GLAZED DOOR

Opening to :-

ENTRANCE PORCH

Part glazed panel door opening to :-

ENTRANCE HALLWAY

Built in double door airing cupboard with lagged hot water cylinder and pine slatted shelves, radiator, access to loft space.

LOUNGE/DINING ROOM 20' 6" maximum reducing to 12' x 11'2" reducing to 7' 6" (6.25m x 2.29m)

Two radiators, TV point, UPVC sealed unit double glazed window to the front aspect, UPVC sealed unit double glazed French doors opening to :-

GARDEN ROOM 9' 7" x 9' 6" (2.92m x 2.9m)

Constructed in July 2025, UPVC windows and doors to rear garden.

KITCHEN 8' 6" x 6' 6" (2.59m x 1.98m)

Range of fitted units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit, tiled splashbacks, matching eye level cupboards, built in electric oven and four ring hob, extractor hood over, wall mounted Concord gas fired boiler, space and plumbing for automatic washing machine, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM ONE 12' 2" reducing to 10' to face of wardrobes x 8' 6" (4.29m x 2.59m)

Radiator, fitted wardrobe cupboard, UPVC sealed unit double glazed window to the front aspect.

BEDROOM TWO 11' 10" x 8' 6" (3.61m x 2.59m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

SHOWER ROOM 8' 6" x 4' 9" (2.59m x 1.45m)

Re-fitted with a modern suite comprising walk in shower cubicle with electric shower unit, waterproof paneled surround, pedestal wash hand basin with mixer tap with matching splashback, low level WC, radiator, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a small open plan, partly lawned and partly concreted garden with an attached single brick-built garage with up and over doors and parking for one vehicle. To the rear of the property there is an attractive enclosed garden comprising paved patio areas, flower and shrub borders, lawn, timber storage shed and timber fencing to the boundaries.

COUNCIL TAX

Band 'C'







