



## 25 Langstons, Trimley St. Mary, IP11 0XL

**£275,000 FREEHOLD**

Located in a quiet cul-de-sac in the popular residential village of Trimley St Mary is this beautifully presented and fully modernised three bedroom semi detached family home.

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

The accommodation in brief comprises entrance porch, lounge, kitchen/diner, 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 Langstons is a quiet cul-de-sac off the popular Faulkeners Way development and is located a short distance away from Trimley train station and Trimley St Mary primary school, Felixstowe town centre is approximately 1.5 miles away.

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

#### **COMPOSITE ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH 4' 4" x 3' 3" (1.32m x 0.99m)**

Laminate flooring, door opening into :-

#### **LOUNGE 16' x 12' 8" (4.88m x 3.86m)**

Radiator, additional vertical radiator, window to front aspect, TV point, fitted storage cupboard and door to :-

#### **INNER HALL**

Stairs leading up to the first floor and further door opening into :-

#### **KITCHEN/DINER 16' x 11' 11" (4.88m x 3.63m)**

Modern re-fitted kitchen comprising fitted worktops with tiled splashback, fitted shaker style storage units above and matching units and drawers below, stainless steel one and half bowl sink unit with hose style mixer tap and single drainer, space and plumbing available for a dishwasher, integrated Bosch oven with four ring gas hob and cooker hood above, cupboard housing Baxi boiler, under stairs storage cupboard, radiator, two windows to rear aspect and door to outside.

#### **FIRST FLOOR LANDING**

Airing cupboard housing hot water cylinder and doors to:-

#### **BEDROOM ONE 12' reducing to 8'9" x 11' 10" (3.66m x 3.61m)**

Radiator, window to front aspect, fitted wardrobes with sliding doors.

#### **BEDROOM TWO 11' 6" x 10' 3" (3.51m x 3.12m)**

Radiator, window to rear aspect, fitted wardrobes.

#### **BEDROOM THREE 9' 2" x 7' 1" (2.79m x 2.16m)**

Radiator, window to front aspect, access to loft space.

#### **BATHROOM 6' 5" x 5' 5" (1.96m x 1.65m)**

Modern re-fitted suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard beneath, P-shaped panelled bath with mixer tap and overhead shower, fitted shower screen, fully tiled walls, Anthracite heated towel rail, extractor, obscured window to rear aspect.

## OUTSIDE

To the front of the property there is a low maintenance front garden with concrete hardstanding enabling off road parking for three cars, the remainder of the garden is shingled with a garden pathway leading to the entrance door

The landscaped rear garden is enclosed by fencing and comprises a patio area opening out onto the remainder of the garden which is laid to lawn with an established raised shrub and plant border, there is also an additional decking area, fitted awning, outside tap, access to :-

### LEAN TO/UTILITY ROOM 7' 8" x 7' 8" (2.34m x 2.34m)

Fitted worktops with space and plumbing available for a washing machine and a tumble dryer below, an opening into:

### GARAGE 17' 3" x 7' 10" (5.26m x 2.39m)

Up and over door with light and power connected.

## COUNCIL TAX

Band 'C'







