



17 Burnham Close, Trimley St. Mary, Felixstowe, IP11 0XG

£260,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An exceptionally well presented two-bedroom semi-detached house situated in a quiet cul-de-sac in the village of Trimley St. Mary. The property has a paved off road parking area and a garage. The rear garden faces a North Westerly direction so benefits from the afternoon sun.

HALL

From where the stairs rise to the first floor.

LIVING ROOM (SE)

13' x 12' (3.96m x 3.66m) A lovely light sitting room with an open fireplace with timber bressumer over. Under stairs storage cupboard. Radiator.

KITCHEN/DINER (NW)

16' x 9' 9" (4.88m x 2.97m) This room is partly panelled and has fitted shelving and a range of wall and base units. There is a one and a half bowl enamel sink unit. The appliances include a Beko gas hob, electric oven, extractor hood, dish washer and washing machine. Radiator. Glazed external doors.

LANDING

A cupboard houses the Baxi combination gas fired boiler.

BEDROOM (SE)

14' x 9' 3" (4.27m x 2.82m) up to wardrobe cupboards A lovely light double bedroom with wardrobe cupboards along one wall. There is some fitted shelving in this bedroom and a radiator.

BEDROOM (NW)

12' 9" x 9' 6" (3.89m x 2.9m) Another double bedroom which is currently used as a study and has a fitted desk unit and cupboards. There is also access to a loft void. Radiator.

BATHROOM (NW)

7' 3" x 5' 6" (2.21m x 1.68m) A well appointed bathroom suite comprising bath with shower and fitted screen. There is storage under the bath. Vanity unit with inset wash basin. Extractor and radiator.

OUTSIDE

Immediately in front of the property is a paved parking area for two vehicles. Beside which there are landscaped gardens.

GARAGE

16' 9" x 7' 9" (5.11m x 2.36m) With up and over front door. Power and light connected. Courtesy door to rear garden.

REAR GARDEN

The rear garden has a North Westerly aspect so benefits from the afternoon sun. Immediately to the rear of the house is a paved terrace. Beyond which are landscaped gardens comprising a lawn with beds around it. There is a timber and felt shed with power connected. There is also an outside tap.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C (73) with a potential of B (86) which is valid until November 2035.

COUNCIL TAX BAND

B

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

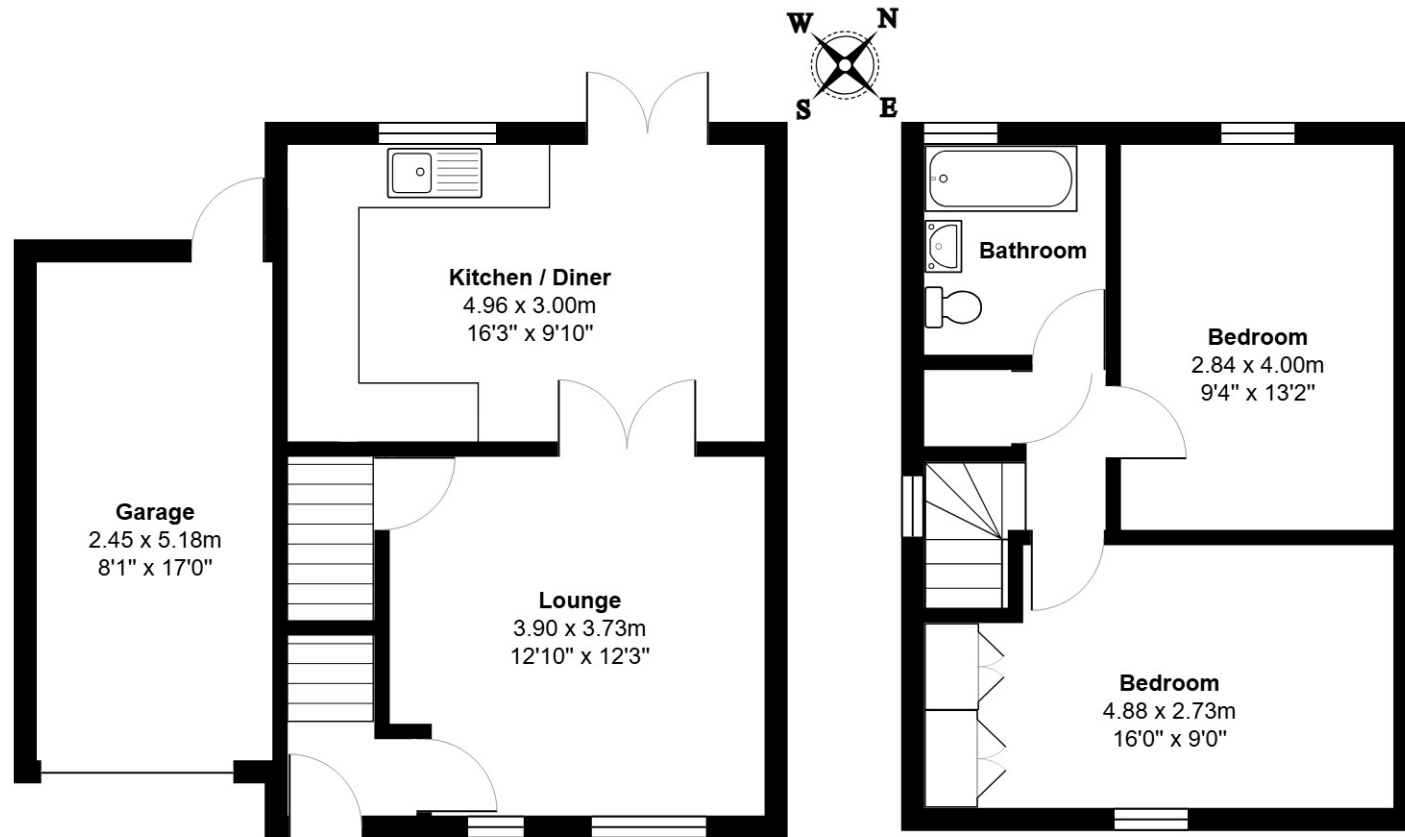




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Total Area: 81.9 m² ... 881 ft²