



**15 St. Martins Green, Trimley St. Martin, IP11 0UN**

**£415,000 FREEHOLD**

Located in the popular residential village of Trimley St Martin is this greatly extended five bedroom detached family home benefitting from a private rear garden, ample off road parking and a garage.

In addition to the five bedrooms the property benefits from an open plan lounge/diner, modern kitchen with utility room, separate study and a modern family bathroom.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen, utility room, cloakroom, study, on the first floor are five 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 property is situated in the village of Trimley St Martin, a short distance from open countryside and within easy access via the A14 to the County town of Ipswich and is three miles from Felixstowe's main town centre.

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

#### **ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALLWAY 8' 2" x 7' 1" (2.49m x 2.16m)**

Window to the front aspect, stairs leading up to the first floor and doors to :-

#### **LOUNGE/DINER 30' 10" x 10' 6" (9.4m x 3.2m)**

Two radiators, TV point, window to front aspect, patio doors into rear garden and door into :-

#### **INNER LOBBY**

Opening into the utility room and a door to :-

#### **CLOAKROOM**

Suite comprising WC with hidden cistern, hand wash basin with mixer tap and storage cupboard below, extractor.

#### **KITCHEN 20' 6" x 9' 11" (6.25m x 3.02m)**

Fitted worktops with tiled splashback, high gloss storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a dishwasher, further space for freestanding American fridge/freezer, integrated eye level double oven, four ring gas hob with cooker hood above, under counter lighting, window to rear aspect.

#### **UTILITY ROOM 8' 8" x 5' 8" (2.64m x 1.73m)**

Fitted worktops with storage units above and matching storage unit below, stainless steel circular sink unit with mixer tap, space and plumbing available for both a washing machine and a tumble dryer, door to rear garden.

#### **STUDY 10' 2" x 9' 3" (3.1m x 2.82m)**

Radiator, TV point, window to front aspect.

#### **FIRST FLOOR LANDING**

Radiator, airing cupboard housing hot water cylinder, access to the loft space, doors to :-

#### **BEDROOM ONE 10' 8" x 10' 6" (3.25m x 3.2m)**

Radiator, window to front aspect.

#### **BEDROOM TWO 10' 6" x 10' 4" (3.2m x 3.15m)**

Radiator, window to front aspect.

#### **BEDROOM THREE 13' 7" reducing to 9'6" x 8' 8" (4.14m x 2.64m)**

Radiator, window to rear aspect.

#### **BEDROOM FOUR 9' 8" x 8' 10" (2.95m x 2.69m)**

Radiator, window to side aspect.

## **BEDROOM FIVE 9' 8" x 7' 6" (2.95m x 2.29m)**

Radiator, window to side aspect, storage cupboard.

## **FAMILY BATHROOM 10' 3" x 8' 8" (3.12m x 2.64m)**

Modern re-fitted suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboards below, panel bath with mixer tap and separate double width corner shower cubicle with twin shower heads, tiled flooring, radiator, extractor, obscured window to the rear aspect.

## **OUTSIDE**

To the front of the property there is a block paved driveway enabling ample off road parking, the rest of the front garden is open and laid to lawn, outside lighting, side access gate.

The unoverlooked rear garden is mainly laid to lawn enclosed by fencing and has an established shrub and plant border, block paved patio area with a garden path leading to workshop measuring 19' 4" x 9' 8" (5.89m x 2.95m).

## **GARAGE 17' 4" x 8' 8" (5.28m x 2.64m)**

Service door from the garden, pitched roof garage with up and over door, light and power connected.

## **COUNCIL TAX**

Band 'D'











