



11 Drovers Court, Trimley St. Mary, Felixstowe, IP11 0YH

£325,000 FREEHOLD

A beautifully presented and extended modern detached house with exceptional open plan living accommodation, three good size bedrooms and a landscaped south facing rear garden.

The well planned accommodation briefly comprises entrance hall, cloakroom, lounge, living room/garden room, re-fitted kitchen/dining room with high gloss handleless units, three good size bedrooms and re-fitted family bathroom.

Further benefits include a resin driveway enabling off street parking for two vehicles, gas fired central heating via radiators and UPVC sealed unit double glazed windows.

The property is situated in a residential cul-de-sac in the popular Village of Trimley St Mary with highly regarded nearby schools, useful shops, railway station and regular bus services to the County town of Ipswich and the Coastal town of Felixstowe, with a variety of both local and national high street stores available.

COMPOSITE DOUBLE GLAZED ENTRANCE DOOR

With leaded light panels opening to :-

ENTRANCE HALLWAY

Staircase leading to the first floor, laminate wood plank effect flooring.

CLOAKROOM

Re-fitted with a modern white contemporary style suite comprising wash hand basin with mixer tap, WC with concealed cistern, tiled wall, LED ceiling spotlights, laminate wood plank effect flooring, UPVC sealed unit double glazed window to the side aspect.

LOUNGE 17' x 13'10" max reducing to 10' 6" (5.18m x 3.2m)

Under stairs storage cupboard, telephone point, TV point, laminate wood plank effect flooring, radiator, UPVC sealed unit double glazed window to the rear aspect and throughway to the kitchen, glazed double doors opening to :-

EXTENDED SITTING ROOM/GARDEN ROOM 18' 6" x 16'2" reducing to 11' 2" (5.64m x 3.4m)

A light bright room with a south and east aspect and part vaulted ceiling with ceiling beams, two Velux windows, UPVC sealed unit double glazed windows to the front and rear aspect, radiator, two Anthracite coloured vertical radiators, laminate wood plank effect flooring, TV point, ceiling spotlights, bi-folding doors opening onto the rear garden.

KITCHEN/DINING ROOM 16' 10" x 10' 10" (5.13m x 3.3m)

Re-fitted with a comprehensive range of high gloss finished handleless units comprising base cupboards and drawers, saucepan drawers, wood grain effect work surfaces over, inset composite one and a half bowl sink unit with mixer tap and tiled splashbacks, matching eye level cupboards, tiled floor, LED ceiling spotlights, built in Hotpoint stainless steel double oven, stainless steel gas five ring hob with stainless steel extractor hood over, space for American style fridge/freezer, integrated washing machine and dishwasher, UPVC sealed unit double glazed windows to the front and rear aspect, UPVC sealed unit double glazed door to the side aspect.

FIRST FLOOR LANDING

Access to loft space, good size built in linen cupboard with pine slatted shelves, UPVC sealed unit double glazed window to the front aspect.

BEDROOM ONE 14' x 9' 10" (4.27m x 3m)

Feature panelled wall, radiator, UPVC sealed unit double glazed window to the rear aspect.

BEDROOM TWO 10' 10" x 9' 2" (3.3m x 2.79m)

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

BEDROOM THREE 10' 10" x 7' 6" (3.3m x 2.29m)

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

BATHROOM 9' reducing to 8'2" x 6' 10" (2.74m x 2.08m)

Re-fitted with a modern white contemporary style suite comprising P-shaped panelled bath with mixer tap and Aqualisa shower over, glazed shower screen, low level WC, wash hand basin with high gloss finished vanity drawers below, part tiled walls, recessed shelves, LED ceiling spotlights, tiled flooring, chrome heated towel rail/radiator, UPVC sealed unit double glazed window to the front aspect.

OUTSIDE

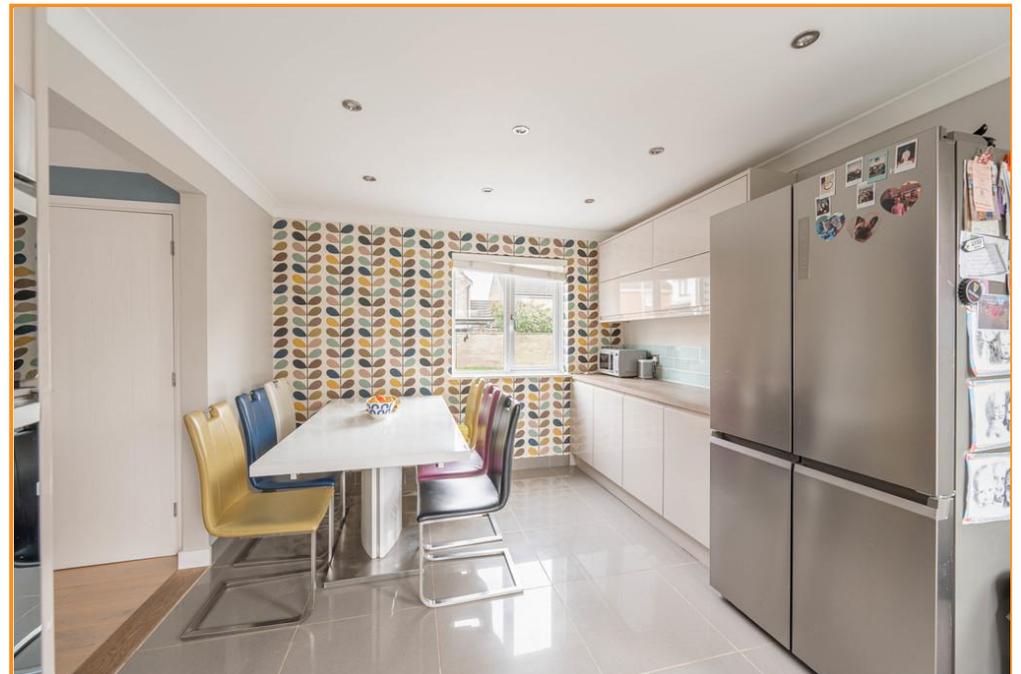
To the front of the property there is an open plan style garden which has been re-surfaced in resin enabling off street parking for two vehicles, external lighting, cold water tap.

To the rear of the property there is an enclosed landscaped garden with a southerly aspect comprising flagstone block paved patio area, raised shingle borders planted with established shrubs, timber seating and decorative wooden slat panels, lawn, external power points and side gate access to the front garden.

COUNCIL TAX

Band 'D'





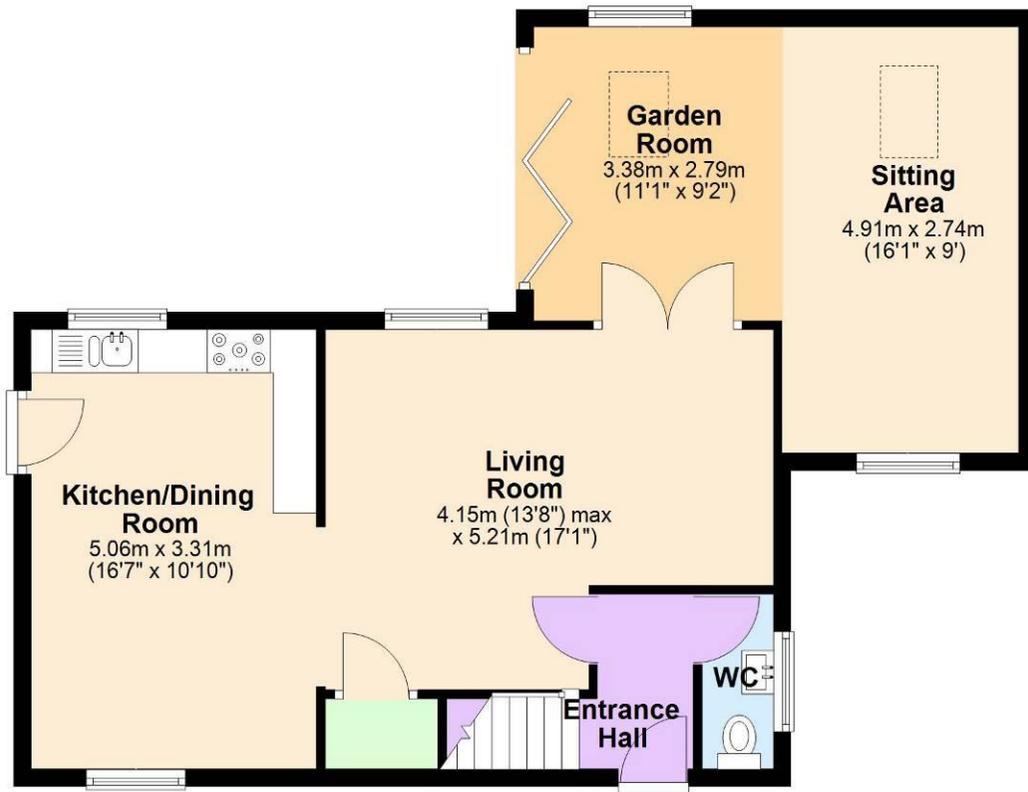






Ground Floor

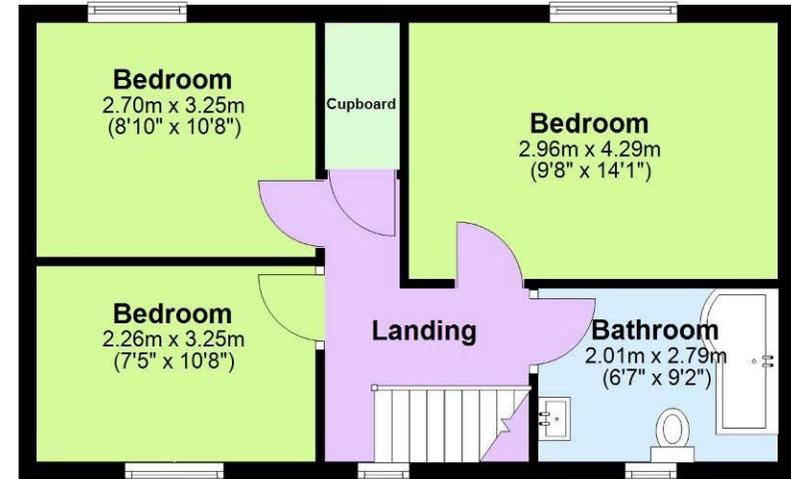
Approx. 67.3 sq. metres (724.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 110.9 sq. metres (1194.1 sq. feet)

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