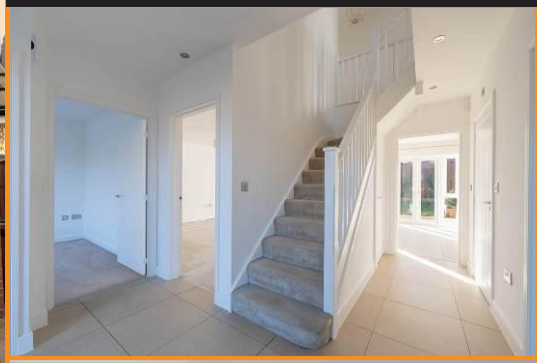


Scott Beckett
Estate Agents







6 Allens Drive, Trimley St. Martin, IP11 0WF

£565,000 FREEHOLD

Offered for sale with no onward chain and located in the popular residential village of Trimley St Martin, built by Taylor Wimpey group of developers in 2022 is this five bedroom detached family home.

In addition to the five bedrooms the property benefits from a double garage with off road parking, a landscaped south west facing rear garden and two en-suites.

Further benefits include three reception rooms, under floor heating and an EV charger. The accommodation in brief comprises entrance hall, cloakroom, study, lounge, kitchen/breakfast room, utility room and dining room, upstairs are five bedrooms two of which with en-suites and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators with under floor heating in the entrance hallway, kitchen and cloakroom and windows are of double glazed construction.

The property is conveniently located within close proximity to Trimley nature reserve and links to the A14 are also nearby, additionally in the village are bus stops, two pubs, a sports and social club and a butchers/deli. With the remainder of an NHBC warranty, a viewing is highly recommended to appreciate the modern and spacious accommodation on offer.

ENTRANCE DOOR
Opening into :-

ENTRANCE HALLWAY 15' 1" x 11' 1" max (4.6m x 3.38m)
Tiled flooring with underfloor heating, radiator, stairs leading up to the first floor with an under stairs storage cupboard, two obscured windows to front aspect, meters cupboard and doors to :-

CLOAKROOM 6' 3" x 4' 9" (1.91m x 1.45m)
Suite comprising low level WC, wash hand basin with mixer tap, tiled flooring with under floor heating, part tiled walls, heated towel rail, extractor.

STUDY 11' 1" x 7' 8" (3.38m x 2.34m)
Radiator, window to front aspect.

DINING ROOM 11' 1" x 10' (3.38m x 3.05m)
Radiator, window to front aspect.

LOUNGE 19' 9" x 14' 5" (6.02m x 4.39m)
Two radiators, windows and French door to rear garden, TV point, double doors opening into :-

KITCHEN/BREAKFAST ROOM 18' 2" x 10' 10" (5.54m x 3.3m)
Modern kitchen comprising fitted worktops with matching upstand, fitted storage units above and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, integrated appliances such as fridge/freezer, dishwasher and eye level AEG double oven, AEG induction hood with cooker hood above, tiled flooring with under floor heating, plinth lighting, windows and French doors to rear aspect, vertical radiator and door into :-

UTILITY ROOM 6' 3" x 6' (1.91m x 1.83m)
Fitted worktops with storage cupboard above housing Logic combination boiler and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, integrated AEG washing machine, spotlights, tiled flooring, extractor and door to outside opening out onto driveway.

FIRST FLOOR LANDING
Radiator, access to the loft space and doors to :-

BEDROOM ONE 16' 9" reducing to 11'1" x 12' 7" (5.11m x 3.84m)
Two radiators, window to front aspect, fitted wardrobes with mirror fronted sliding doors and door to :-

EN-SUITE 7' 10" x 6' 2" (2.39m x 1.88m)
Suite comprising low level WC, wash hand basin with mixer tap, double width walk in shower enclosure with twin shower over, tiled flooring and tiled walls, shaver point, heated towel rail, extractor, obscured window to front aspect.

BEDROOM TWO 11' 11" x 11' 4" (3.63m x 3.45m)
Radiator, window to rear aspect, fitted wardrobes with mirror fronted sliding door and door to :-

EN-SUITE SHOWER ROOM 8' 4" x 4' 10" (2.54m x 1.47m)
Suite comprising low level WC, wash hand basin with mixer tap, walk in shower enclosure with twin shower over, fully tiled walls and floor, shaver point, heated towel rail, extractor, obscured window to the side aspect.

BEDROOM THREE 12' 6" x 9' 11" (3.81m x 3.02m)
Radiator, window to rear aspect, fitted wardrobes with sliding doors.

BEDROOM FOUR 13' 6" x 7' 10" (4.11m x 2.39m)
Radiator, window to front aspect, fitted wardrobes with mirror fronted sliding doors.

BEDROOM FIVE 10' 7" x 7' 7" (3.23m x 2.31m)
Radiator, window to rear aspect.

FAMILY BATHROOM 9' 11" x 7' (3.02m x 2.13m)
Suite comprising low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and twin shower over, tiled flooring, part tiled walls, heated towel rail, extractor, shaver point, obscured window to side aspect, airing cupboard housing pressurised hot water cylinder.

OUTSIDE
The property is set back from the road and is accessed via a shared block paved driveway. There is ample off road parking located at the front of the double garage, additionally there is also an EV charger point. The open front garden is well stocked with established shrub and plants, outside lighting and CCTV cameras.

The landscaped rear garden is south west facing and upon entering from the kitchen/diner there is a good size patio area with outside tap, socket and lighting, there is also an electric awning, fitted pergola with hot tub, the remainder of the garden is laid to lawn with a raised and established shrub and plant border, side access gate and a service door into :-

DOUBLE GARAGE 20' x 19' 4" (6.1m x 5.89m)
Pitched roof, double garage with light and power connected and two sets of electric roller doors.

AGENT NOTE
There is a management fee for the upkeep of the development and we understand from the current owner this fee is £225 per annum.

COUNCIL TAX
Band 'F'









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The Property Ombudsman










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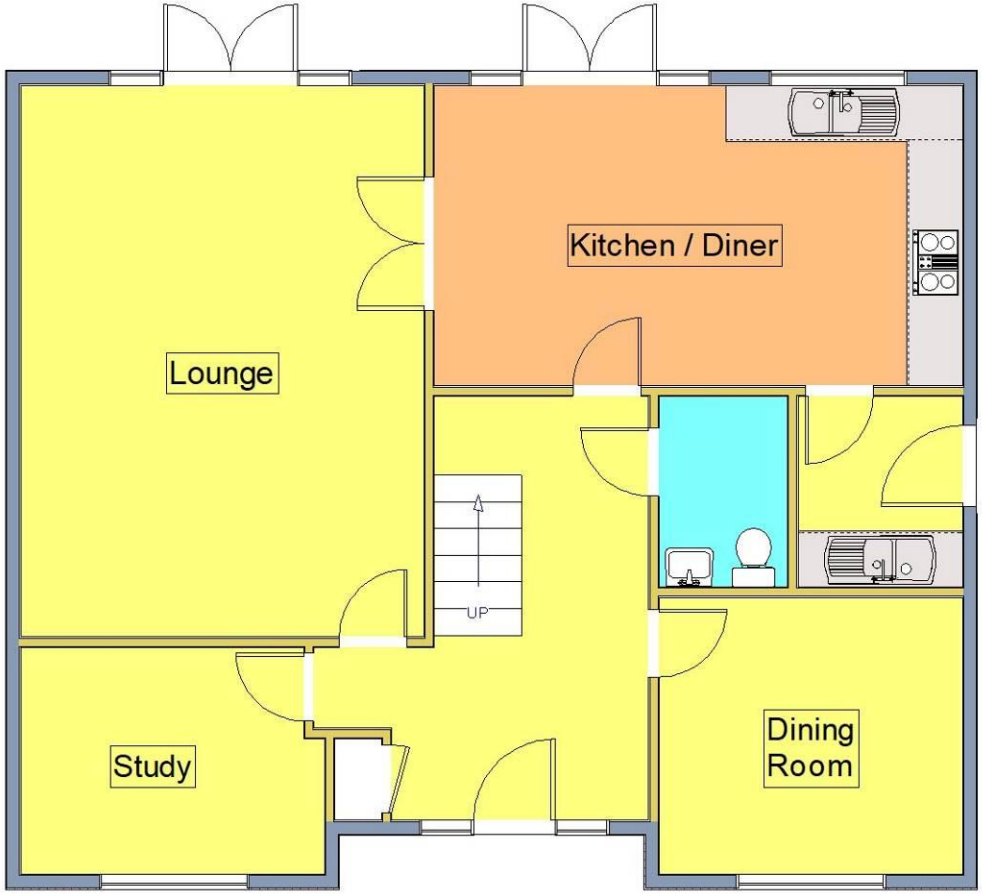

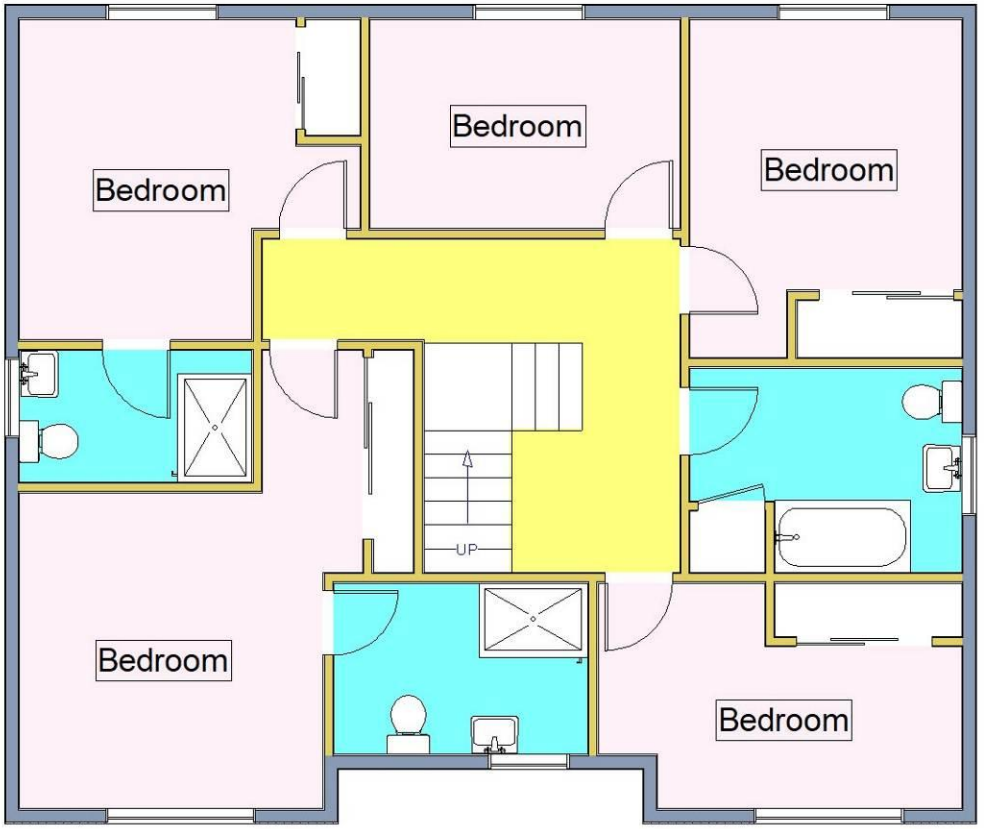

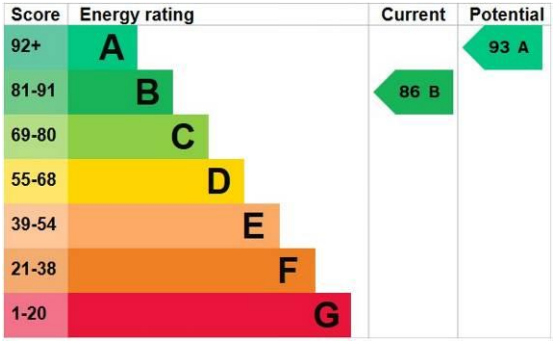

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