



**28 Mill Lane, Trimley St. Martin, Felixstowe, IP11 0RN**

**£250,000 FREEHOLD**

**An older style semi-detached two-bedroom house of traditional red brick cavity wall construction beneath a pitched tiled roof, in the village of Trimley St Martin**

Semi detached house dating from the 1930s. The accommodation briefly comprises entrance hall, lounge, modern fitted kitchen/dining room, two good size bedrooms and re-fitted shower room.

Further benefits include full gas fired central heating via radiators, UPVC sealed unit double glazed windows, off street parking for up to three vehicles and a good size rear garden.

The property is situated in an established residential location convenient for nearby schools and open countryside with easy road access via the A14 to the County town of Ipswich and the coastal town of Felixstowe with a variety of shops, restaurants and cafes available.

#### **UPVC SALED UNIT DOUBLE GLAZED ENTRANCE DOOR**

With leaded light panel opening to :-

#### **ENTRANCE HALLWAY**

Staircase leading to the first floor, radiator, telephone point, part-glazed door opening to :-

#### **LOUNGE 13' 8" x 11' (4.17m x 3.35m)**

Pine fireplace surround with gas Living Flame effect fire, radiator, TV point, UPVC sealed unit double glazed window to the front aspect.

#### **KITCHEN/DINING ROOM 13' 7" x 8' 10" (4.14m x 2.69m)**

Fitted with a comprehensive range of shaker style units comprising base cupboards and drawers with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in double oven, gas four ring hob with concealed extractor hood over, space for tall fridge/freezer, space and plumbing for automatic washing machine, cupboard housing wall mounted Glowworm gas fired boiler, radiator, UPVC sealed unit double glazed window to the rear aspect, glazed door opening to :-

#### **REAR LOBBY**

UPVC sealed unit double glazed door opening to the rear garden, under stairs storage cupboard.

#### **SEPARATE WC**

White low level suite, chrome heated towel rail, UPVC sealed unit double glazed window to the side aspect.

#### **FIRST FLOOR LANDING**

UPVC sealed unit double glazed window to the side aspect, access to loft space.

#### **BEDROOM ONE 17' x 8' 10" (5.18m x 2.69m)**

Two radiators, two UPVC sealed unit double glazed windows to the rear aspect.

#### **BEDROOM TWO 11' max reducing to 9'8" x 10' 2" (3.35m x 3.1m)**

Tiled fireplace surround, built in double door airing cupboard with pre-insulated lagged hot water cylinder, radiator, UPVC sealed unit double glazed window to the front aspect.

#### **SHOWER ROOM**

Re-fitted with a modern white suite comprising low level WC, wash hand basin with mixer tap, tiled splashbacks, vanity cupboards below, glazed corner shower cubicle with waterproof wall panels and Mira Sport electric shower, UPVC sealed unit double glazed window to the front aspect, chrome heated towel rail/radiator.

## OUTSIDE

The property is recessed from the road with a good size garden comprising lawn with fencing to the front boundary, adjacent concrete driveway with off street parking for three vehicles, timber fence and gate leading to the rear garden.

To the rear of the property there is a good size garden comprising paved patio area, lawn, rose and flower borders, brick-built outhouse/store, external light and cold water tap.

## COUNCIL TAX

Band 'B'







**EPC AND FLOOR PLAN TO FOLLOW HERE**