



95 Faulkeners Way, Trimley St. Mary, IP11 0FF

£330,000 FREEHOLD

Located on the popular Faulkeners Way development overlooking the green is this well presented and modern three bedroom detached family home.

In addition to the three bedrooms the property benefits from off road parking, garage and a private west facing rear garden. Further benefits include two reception rooms, a utility room and an en-suite shower room to bedroom one.

The accommodation in brief comprises entrance hall, cloakroom, lounge, dining room, kitchen, utility room, conservatory, upstairs are three bedrooms with an en-suite shower room into bedroom one and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Being located on Faulkeners Way the property is a short distance away from a host of shops, Trimley St Mary Primary school as well as Trimley train station.

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

UPVC DOUBLE GLAZED ENTRANCE DOOR

Opening into :-

ENTRANCE HALL 6' 2" x 2' 11" (1.88m x 0.89m)

Radiator, fitted storage cupboard and doors to :-

CLOAKROOM 6' 2" x 2' 9" (1.88m x 0.84m)

Suite comprising low level WC, wash hand basin with mixer tap, tiled flooring, obscured window to side aspect.

LOUNGE 15' 8" x 12' 9" (4.78m x 3.89m)

Two radiators, window to front aspect, TV point, stairs leading up to the first floor and door to :-

DINING ROOM 9' x 8' 4" (2.74m x 2.54m)

Radiator, patio doors opening into conservatory and an additional opening into :-

KITCHEN 9' 11" x 7' 3" (3.02m x 2.21m)

Tiled flooring, fitted worktops with a tiled splashback, 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, gas Range cooker, window to rear aspect, cupboard housing Worcester boiler and an opening into :-

UTILITY ROOM 7' 9" x 6' 11" reducing to 4' 9" (2.36m x 1.45m)

Tiled flooring, radiator, door to outside, space and plumbing available for a washing machine and dishwasher and further space available for freestanding fridge/freezer.

CONSERVATORY 9' 8" x 8' 9" (2.95m x 2.67m)

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, tiled flooring.

FIRST FLOOR LANDING

Access to loft space, window to side aspect and doors to :-

BEDROOM ONE 12' 5" x 10' 2" (3.78m x 3.1m)

Radiator, window to rear aspect, door to :-

EN-SUITE SHOWER ROOM 8' 9" x 2' 5" (2.67m x 0.74m)

Suite comprising wash hand basin, shower cubicle, tiled walls and tiled flooring, radiator, obscured window to rear aspect.

BEDROOM TWO 10' 8" x 10' 2" (3.25m x 3.1m)

Radiator, window to front aspect.

BEDROOM THREE 8' 11" x 7' 4" (2.72m x 2.24m)

Radiator, window to front aspect.

BATHROOM 8' 9" x 6' 1" (2.67m x 1.85m)

Modern suite comprising low level WC, wash hand basin, panel bath with electric shower over, part tiled walls and tiled flooring, radiator, obscured window to rear aspect, airing cupboard housing hot water cylinder.

OUTSIDE

To the front of the property there is an open front garden, laid to lawn, a block paved driveway enabling ample off road parking. The front of the property overlooks the green on Faulkeners Way, there is also a side access gate.

The rear garden is of west elevation, offers a good degree of privacy. Upon entering from the conservatory is a patio area, the remainder of the garden is laid to lawn with established shrub and plant border, outside tap and a service door into :-

GARAGE 17' 2" x 8' 1" (5.23m x 2.46m)

Pitch roof garage with up and over door, light and power connected.

COUNCIL TAX

Band 'D'







