



56 High Road, Trimley St. Mary, Felixstowe, IP11 9QX

£335,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Situated on the Trimley High Road, a well-maintained single bay fronted three bedroom semi detached house with an external rendered finish, generous garden and off-road parking.

ENTRANCE HALL

LOUNGE

12' 1" x 11' 11" (3.68m x 3.63m) Charming Bay-Fronted Living features a striking exposed brick feature wall, elegant ceiling plasterwork, an ornamental fireplace, and a bright bay window that floods the room with natural light.

DINING ROOM

12' 6" x 12' 1" (3.81m x 3.68m) Positioned centrally, the spacious dining room boasts rich wooden flooring, offering a perfect, dedicated setting for entertaining guests and family meals.

BREAKFAST ROOM

14' 7" x 9' 11" (4.44m x 3.02m)

KITCHEN

9' 10" x 8' 10" (3m x 2.69m) A true highlight of the home is the modern, U-shaped kitchen area comes equipped with a large range-style cooker, striking monochrome tiled splashbacks, and ample storage. It flows effortlessly into a bright breakfast/sunroom area featuring double French doors that open directly onto the patio and garden.

UTILITY ROOM & GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

15' 6" x 11' 11" (4.72m x 3.63m) The upper level includes a generous principal bedroom equipped with a cooling ceiling fan and plenty of space for substantial wardrobes, alongside two additional versatile bedrooms and a central family bathroom.

BATHROOM

The family bathroom is a beautifully styled, contemporary space that thoughtfully blends modern design with timeless accents. A modern low-level WC sits beneath a bright privacy window, flanked by a tall, chrome heated towel rail. Features a crisp white, full-sized panelled bath and a modern wash hand basin is integrated into a dark vanity unit with a marble-effect countertop, offering excellent storage alongside a matching wall-mounted mirrored cabinet.

BEDROOM TWO

9' 10" x 8' 10" (3m x 2.69m)

BEDROOM THREE

9' 11" x 5' 11" (3.02m x 1.8m)

OUTSIDE

Another true highlight of the property, the beautifully established rear garden offers a wonderfully private and tranquil outdoor retreat. Thoughtfully landscaped and bursting with colour, it combines mature planting, paved entertaining areas and charming garden features to create a space that can be enjoyed throughout the seasons.

A paved terrace immediately adjoins the house, providing the perfect setting for al fresco dining and summer entertaining beneath a covered pergola. Beyond, winding pathways lead through well-stocked flower beds, raised planters and an abundance of mature shrubs, climbing plants and specimen trees, creating a delightful cottage-garden feel. A striking timber arbour draped with established climbing plants forms an attractive focal point and offers a peaceful seating area from which to enjoy the surroundings.

The garden benefits from a variety of sunny and shaded areas, ideal for keen gardeners and those seeking a relaxing outdoor sanctuary alike. To the rear, a substantial timber garden studio/summerhouse is set on a raised decked area, providing excellent versatility for use as a home office, hobby room, gym or additional entertaining space. Further outbuildings and storage areas enhance the practicality of the garden.

COUNCIL TAX BAND

B

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is C (70) with a potential rating of B (86) and the current energy performance certificate is valid until 21st June 2036.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.







Total Area: 106.8 m² ... 1150 ft²