



42 St. Martins Green, Trimley St. Martin, Felixstowe, IP11 0UU

£225,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Diamond Mills is delighted to offer for sale this beautifully presented two-bedroom detached home, situated in the highly sought-after village of Trimley St. Martin. Offering a perfect blend of modern living and cosy charm, this property features a spacious living room, conservatory, a well-appointed kitchen, and a private rear garden. Ideally located with easy access to the A14, local amenities, and short drive to the beach. A perfect first-time buyer opportunity.

Entrance Hall (5'0" x 7'5")

A welcoming entrance with space for coats and shoes, leading to the main living areas and stairs to the first floor.

Kitchen (7'1" x 7'5")

Positioned at the front of the house, featuring a range of base and wall-mounted units, integrated hob/oven, and space for appliances.

Living Room (12'5" x 15'8")

The heart of the home; a spacious and versatile room with a feature spiral-style staircase and direct access to the conservatory.

Conservatory (9'11" x 10'6")

A fantastic addition to the property, offering views of the garden and serving as an ideal dining or sunroom.

Bedroom One (12'5" x 8'3")

A bright double bedroom overlooking the rear garden.

Bedroom Two (12'5" x 7'5")

A further double bedroom located at the front of the property, complete with built-in storage/wardrobe space.

Family Bathroom (4'7" x 7'2")

A modern white suite comprising a panelled bath with shower over, washbasin, and low-level WC.

OUTSIDE

The property is approached via a paved path with a small front garden area. To the rear, the garden offers a private retreat, mainly laid to lawn with a patio area perfect for outside dining. Outside the front of the house there's a large communal grassed area.

ENERGY PERFORMANCE CERTIFICATE.

The current EPC rating is D (68) with a potential of B (86) which is valid until December 1st, 2030.

COUNCIL TAX BAND

C

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.**

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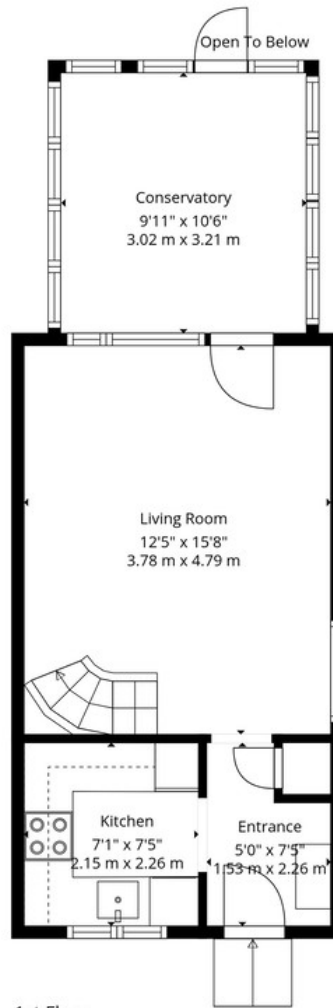


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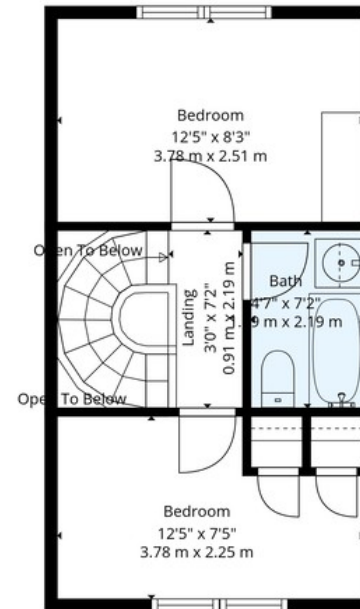


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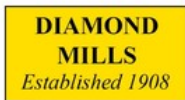




1st Floor



2nd Floor



TOTAL: 688 sq. ft, 64 m2
 1st floor: 401 sq. ft, 37 m2, 2nd floor: 287 sq. ft, 27 m2
 EXCLUDED AREAS: OPEN TO BELOW: 4 sq. ft, 0 m2, WALLS: 84 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.