



Offers over £215,000

Tremelaia Gardens, Trimley St. Martin, IP11



2

Bedrooms



1

Bathroom

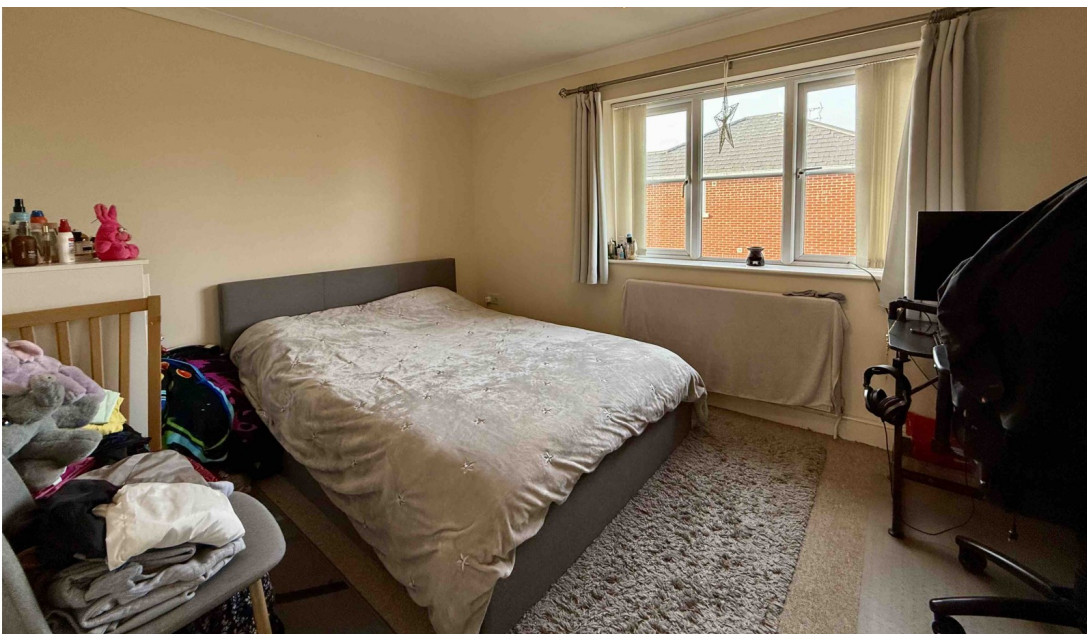
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Wainwrights presents this well-proportioned two-bedroom end of terrace home, ideal for first-time buyers or investors, offered with no onward chain. Tucked away on a private road of just ten properties in the desirable village of Trimley St Martin, this home was built in 2013 and offers a spacious lounge with French doors to the garden, a fitted kitchen with integrated appliances, and a convenient downstairs cloakroom.

Upstairs, there are two bedrooms and a modern bathroom, along with access to a fully insulated loft providing additional usable space.

Entrance hallway

Entered via a partially glazed UPVC front door, the hallway features carpet flooring, radiator, and stairs rising to the first floor. There is a useful under stairs storage cupboard and access to the main living areas.

Kitchen *2.50m x 3.00m (8' 2" x 9' 10")*

Fitted with a range of eye and base level units with granite-effect laminate worktops, incorporating a 1.5 bowl stainless steel sink. Integrated Neff four-ring electric hob with stainless steel extractor hood over, double oven, and integrated fridge freezer. Space for washing machine. Finished with tiled flooring, spotlights, coving to ceiling, and a double glazed window to the front aspect.

Lounge *4.50m x 3.30m (14' 9" x 10' 10")*

A bright and spacious reception room with UPVC double glazed French doors with Georgian-style inserts opening onto the rear garden, along with an additional rear window. Features include carpet flooring, radiator, coving to ceiling, and wall lighting.

Top Landing

With carpet flooring, spotlights, loft access hatch, and a cupboard housing the gas combi boiler. Doors to all rooms.

Downstairs Cloakroom

Comprising WC and wash hand basin, with tiled flooring, coving, spotlights, and extractor fan.

Master Bedroom *4.50m x 2.90m (14' 9" x 9' 6")*

A double bedroom with UPVC double glazed window to the rear aspect, radiator, carpet flooring, and coving to ceiling.

Bedroom Two *3.40m x 2.90m (11' 2" x 9' 6")*

A second bedroom with UPVC double glazed window to the front aspect, fitted wardrobe cupboard, radiator, carpet flooring, and coving to ceiling.

Bathroom

Fitted with a modern suite comprising a P-shaped bath with thermostatic shower and glass screen, wash hand basin, and WC. Additional features include partially tiled walls, vinyl flooring, chrome heated towel rail, spotlights, and ceiling fan.

Loft

Fully insulated has a light and Double power socket access from top landing hatch

Rear Garden

A fully enclosed rear garden, mainly laid to lawn with a paved patio area adjoining the property and a shed included. Side pathway leading to rear access gate. Enclosed with timber fencing.

Service Charge

As the property is situated on a private road, management is handled by Sapphire Property Management. We understand from the vendor that the service charge for 2025 is £395.20 per annum, which covers maintenance, lighting, and the upkeep of the communal areas, including the private road.

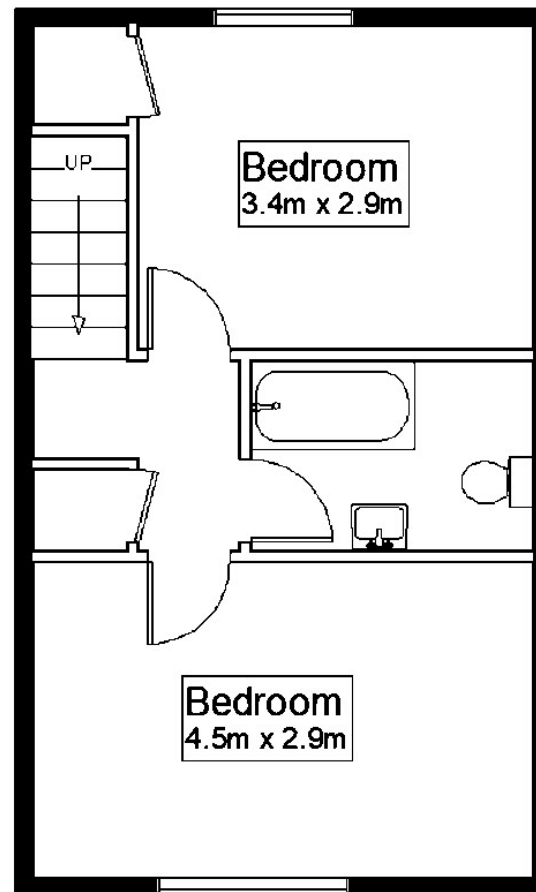
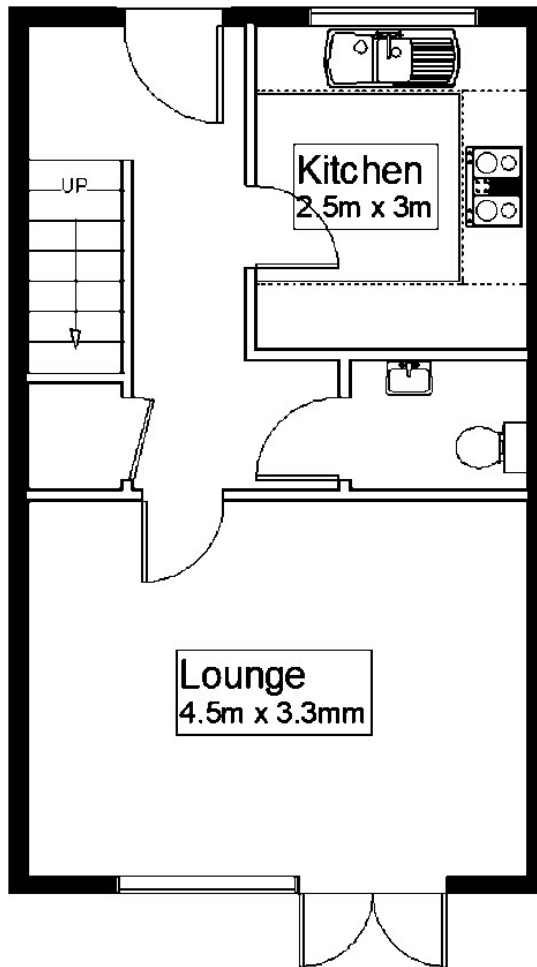
Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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