



**410 High Road, Trimley St. Martin, IP11 0SG**

**£350,000 FREEHOLD**

Located in the popular residential village of Trimley St Martin and rarely available to the market is this characterful four bedroom end of terrace cottage originally dating back to 1840.

In addition to the four bedrooms the property further benefits from two reception rooms, a private rear garden and a workshop.

The accommodation is set over three floors and briefly comprises entrance porch, entrance hall, lounge, bathroom, bedroom on the lower ground floor there is an additional lounge/dining room, kitchen and shower room and utility room, on the top floor are three bedrooms. Heating is supplied in the form of gas fired central heating to radiators.

The property has an abundance of characterful features such as original flooring and a wood burner stove and stable doors.

The property is located within easy reach of the A14 with access to Ipswich and beyond and is within close proximity to Trimley Nature Reserve.

A viewing is highly recommended to appreciate the individual and rarely available accommodation on offer.

**STABLE DOOR ENTRANCE DOOR TO  
ENTRANCE PORCH 6' 2" x 3' 6" (1.88m x 1.07m)**

Quarry tiled flooring and door opening into :-

**ENTRANCE HALLWAY** Radiator, fitted storage cupboard, stairs leading up to the first floor and stairs leading down to the lower ground floor and doors to :-

**LOUNGE 12' 7" x 12' 5" (3.84m x 3.78m)**

Original wood flooring, radiator, TV point, window to front aspect, feature fireplace surround.

**BEDROOM ONE 11' 10" x 11' 7" (3.61m x 3.53m)**

Original wood flooring, radiator, window to rear aspect, Juliette balcony to rear aspect overlooking garden.

**BATHROOM 7' 9" x 5' 2" (2.36m x 1.57m)**

Suite comprising low level WC, wash hand basin, panelled bath with mixer tap and shower head attachment, column style radiator, window to rear aspect.

**STEPS LEADING DOWN TO LOWER GROUND FLOOR**

**LOUNGE/DINER 17' 11" x 11' 10" (5.46m x 3.61m)**

Tiled flooring, radiator, two windows to side aspect, wood burner stove, door to utility cloakroom and further door to :-

**KITCHEN 11' 11" x 11' 6" (3.63m x 3.51m)**

Cottage style kitchen comprising solid wood fitted worktops with a tiled splashback, storage units above and matching storage units and drawers below, butler sink with engrained drainer, space and plumbing available for a dishwasher, Range cooker with extractor above, tiled flooring, radiator, window to rear aspect, stable door to outside and door to :-

**SHOWER ROOM 6' x 2' 6" (1.83m x 0.76m)**

Shower cubicle with Mira electric shower over, tiled flooring, heated towel rail, extractor, obscured window to rear aspect.

**UTILITY/CLOAKROOM 8' 6" x 8' (2.59m x 2.44m)**

Suite comprising low level WC, wash hand basin, fitted worktops with space and plumbing available for both a washing machine and a tumble dryer below, tiled flooring, column style radiator, window to rear aspect.

**FIRST FLOOR LANDING**

Doors to :-

**BEDROOM TWO 12' 9" x 9' 6" (3.89m x 2.9m)**

Radiator, window to front aspect with field views, fitted wardrobe housing the combination boiler.

**BEDROOM THREE 8' 4" x 8' (2.54m x 2.44m)**

Radiator, window to rear aspect.

**BEDROOM FOUR 9' x 6' 3" (2.74m x 1.91m)**

Radiator, window to front aspect with field views and above stairs fitted wardrobe.

**REAR GARDEN**

Private rear garden is mainly laid to lawn with an established plant and shrub border, block paved patio area, side access gate and a service door with access to :-

**WORKSHOP 14' 10" x 9' 8" (4.52m x 2.95m)**

Light and power connected, double opening doors which are accessed via a shared drive down the side of the property.

**COUNCIL TAX** Band 'B'

**EPC & FLOORPLAN TO FOLLOW**

