



Guide price £390,000
Allens Drive, Trimley St Martin, IP11



3

Bedrooms



2

Bathrooms

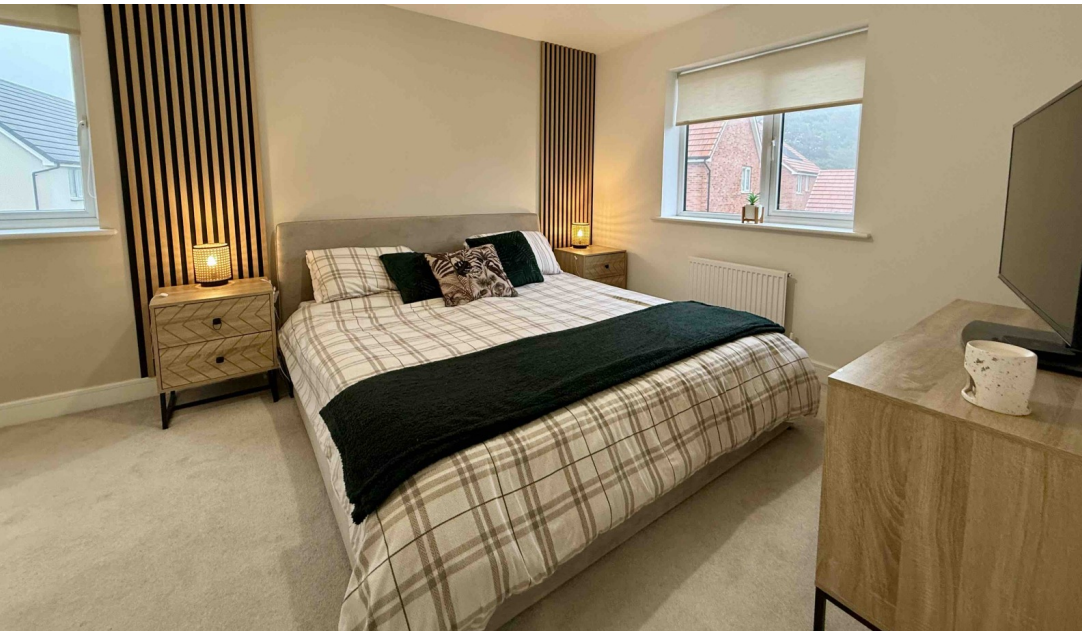


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Wainwrights is pleased to present this modern three-bedroom detached home, built by Taylor Wimpey in 2022 and occupying a desirable corner plot position. The property offers well-balanced, contemporary accommodation finished to a high standard throughout. The layout includes a spacious lounge, a stylish kitchen/diner with integrated appliances, a ground floor cloakroom, three well-proportioned bedrooms including a master bedroom with en-suite facilities, and a modern family bathroom. Externally, the property benefits from off-road parking and low-maintenance garden. Further benefits include approximately 7 years remaining of the NHBC warranty, which commenced in December 2022, making this an ideal purchase for first-time buyers, families, or those seeking an attractive, very modern, and practical home. Conveniently located for local amenities, schools, and transport links.

Entrance hallway 1.32m widening to 2.05m x 4.52m (4' 4" x 14' 10")

Composite front door with double-glazed panel opens into the entrance hallway. Wood-effect LVT flooring extends throughout the ground floor. Useful storage cupboard housing the electrical consumer unit and internet connections, additional under-stairs storage cupboard, radiator, stairs rising to the first floor, and doors leading to the principal ground-floor rooms.

Kitchen / Diner 5.50m x 3.37m narrowing into 2.27 (18' 1" x 11' 1")

A modern kitchen/diner fitted with LVT wood-effect flooring, laminate work surfaces and an inset 1½ bowl sink with mixer tap. Integrated appliances include a Zanussi gas hob with stainless steel splashback and extractor hood over, double oven, fridge/freezer, dishwasher and washing machine. A comprehensive range of floor-level cupboards and drawers with matching eye-level units, including a cupboard housing the gas combi boiler. Two UPVC double-glazed windows to the front aspect, radiator, extractor fan and ceiling spotlights

Lounge 5.40m x 3.10m (17' 9" x 10' 2")

Bright and spacious lounge with UPVC double-glazed French doors with full-height side panels opening onto the rear garden, and a UPVC double-glazed window to the front aspect. The wood-effect LVT flooring continues from the hallway, creating a seamless finish.

Ground Floor Cloakroom 1.89m x 1.45m (6' 2" x 4' 9")

Fitted with a WC and hand wash basin. Matching LVT flooring from the hallway, radiator and extractor fan.

First Floor Landing 2.15m x 3.49m (7' 1" x 11' 5")

Carpeted landing with balustrade and handrail overlooking the stairwell, loft hatch access, and doors leading to all first-floor accommodation

Master Bedroom 4.13m x 3.11m (13' 7" x 10' 2")

Spacious double bedroom with UPVC double-glazed windows to the front and side aspects, radiator, carpeted flooring, and decorative wooden slatted feature wall. Door leading to:

En-Suite Shower Room 2.38m x 1.20m (7' 10" x 3' 11")

Fitted with grey vinyl flooring, walk-in shower with chrome and glass sliding doors and thermostatically controlled mixer, fully tiled shower enclosure, wash hand basin, WC, radiator, extractor fan, ceiling spotlights and a large built-in storage cupboard.

Bedroom Two 2.94m x 3.32m (9' 8" x 10' 11")

(Currently Used as Dressing Room) UPVC double-glazed windows to the front and side aspects, radiator and carpeted flooring.

Bedroom Three 3.40m x 2.36m (11' 2" x 7' 9")

UPVC double-glazed window to the side aspect, radiator, carpeted flooring and a feature wall with patterned painted wood finish.

Family Bathroom *2.16m x 1.82m (7' 1" x 6')*

Frosted UPVC double-glazed window to the front aspect. Fitted with a bath with thermostatically controlled shower over and folding chrome and glass shower screen, fully tiled bath/shower area, wash hand basin, WC, radiator and grey vinyl flooring.

Outside

The property benefits from an attractive frontage with wooden borders and a paved pathway leading to the front door, flanked by decorative gravel. As a corner plot, there is an additional decorative gravel area to the side of the property, along with a driveway providing off-road parking for two vehicles and a rear access gate. The back garden measures roughly 26 feet by 65 feet and is fully enclosed with a combination of wooden panel fencing, and brick wall. There is an outside tap, outside electric, a wooden storage shed, a paved area close to the house and the remainder of the garden is laid to low-maintenance artificial lawn.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(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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