



97 Faulkeners Way, Trimley St. Mary, IP11 0FF

£350,000 FREEHOLD

Situated on the Faulkeners Way development within the village of Trimley St Mary, a spacious and rarely available detached three-bedroom bungalow, extended to incorporate a large UPVC double glazed conservatory to rear aspect and also featuring a large open plan lounge/dining room.

In addition to the three bedrooms further accommodation consists of entrance porch, open plan lounge/dining room, fitted kitchen, inner hallway, bathroom and UPVC double glaze conservatory.

Externally to the front of the property a block paved driveway/standing area enables off street parking for numerous vehicles leading to an adjacent garage beyond which is a further enclosed lean to workshop/utility.

To the rear of the property is an extremely pleasant and sunny aspect enclosed rear garden, whilst heating is supplied in the form of gas fired central heating to radiators and all windows are of UPVC double glazed construction.

Faulkeners Way is a popular residential location with village stores located nearby but also within walking distance of Trimley High Road with good public transport links into both Felixstowe and Ipswich.

Trimley railway station is also location within walking distance and the village offers numerous rural walks including to Trimley Nature Reserve down and beyond Cordys Lane.

Rarely available to the market an internal inspection is advised to fully appreciate the accommodation on offer.

UPVC DOUBLE GLAZED ENTRANCE DOOR

Leading to :-

ENTRANCE LOBBY 4' 1" x 2' 10" (1.24m x 0.86m)

Of UPVC double glazed construction.

WOODEN ENTRANCE DOOR

Leading into :-

ENTRANCE PORCH 3' 5" x 2' 5" (1.04m x 0.74m)

With door leading to :-

OPEN PLAN LOUNGE/DINING ROOM 23' max x 17' 5" max (7.01m x 5.31m)

Consisting of :-

LOUNGE AREA 17' 5" x 12' 9" (5.31m x 3.89m)

Radiator, UPVC double glazed window to front aspect, door leading to inner hallway and also throughway leading into :-

DINING AREA 10' 8" x 8' 2" (3.25m x 2.49m)

Radiator, UPVC double glazed window to front aspect, door leading to :-

KITCHEN 10' 6" x 9' 1" (3.2m x 2.77m)

Fitted comprising a single drainer sink unit with cupboards under, fitted drawers, cupboards, units and work surfaces, built in four ring halogen hob, built in double oven, integrated extractor hood, plumbing for automatic washing machine, space for freestanding refrigerator, recessed spotlights, heated towel rail/radiator, concealed Ideal classic boiler serving domestic hot water supply and central heating, UPVC double glazed window to side aspect, UPVC double glazed door leading to outside.

INNER HALLWAY 12' 4" x 3' (3.76m x 0.91m)

Heated towel rail/radiator, access to loft space, built in airing cupboard housing hot water cylinder, doors leading to :-

BEDROOM ONE 12' 6" into wardrobe recess reducing to 9'8" x 12' (3.81m x 3.66m)

Radiator, built in wardrobes, UPVC double glazed window to rear aspect.

BEDROOM THREE 9' x 8' 4" (2.74m x 2.54m)

Radiator, UPVC double glazed window to side aspect.

BEDROOM TWO 11' x 8' 8" plus wardrobe recess (3.35m x 2.64m)

Radiator, UPVC double glazed French doors leading into :-

CONSERVATORY 14' 7" x 14' (4.44m x 4.27m)

Of UPVC double glazed construction with pitched double glazed tinted glass roof, twelve fanlight opening windows, UPVC double glazed French doors leading to outside.

BATHROOM 9' 9" x 6' 10" (2.97m x 2.08m)

Fitted with a four piece suite comprising panelled bath, low level WC, wash hand basin set within units with cupboards and drawers beneath and to the side, large walk in shower cubicle with wall mounted shower inset, fully tiled wall surfaces, heated towel rail/radiator, UPVC double glazed window to side aspect.

OUTSIDE

The property stands recessed from Faulkeners Way and has a block paved frontage comfortably enabling off street parking for numerous vehicles and leading to adjacent garage.

GARAGE 17' 9" x 8' 3" (5.41m x 2.51m)

With remote operated garage door, light and power connected and wooden door leading to :-

WORKSHOP/UTILITY 14' 10" x 7' 9" (4.52m x 2.36m)

Lean to design with polycarbonate roof, light and power connected and door (not UPVC double glazed) leading into rear garden.

REAR GARDEN

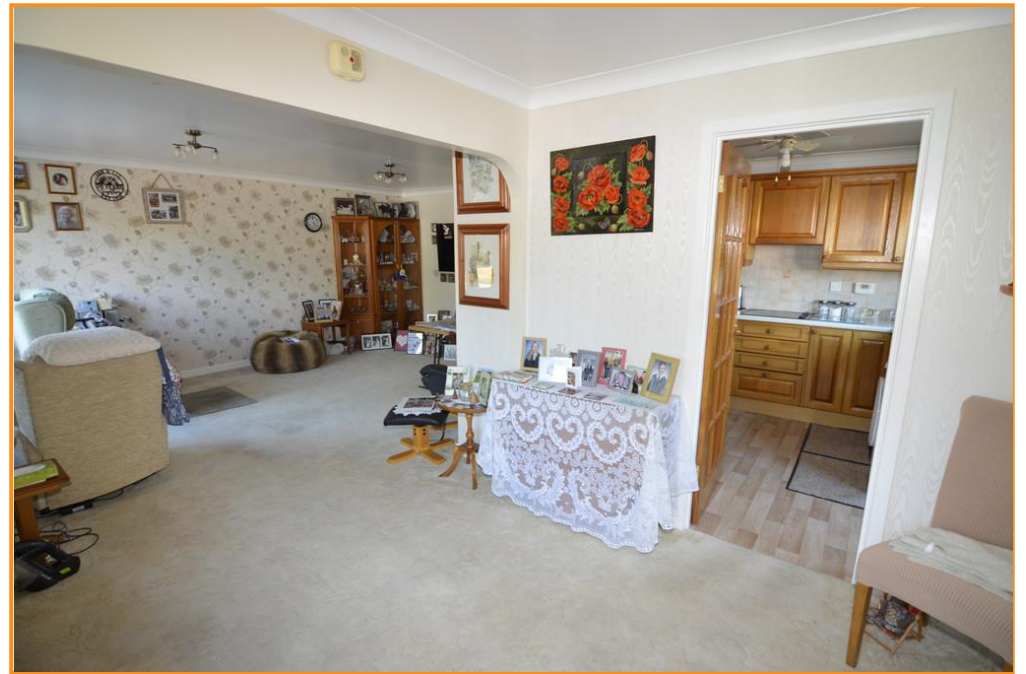
The bungalow offers an extremely pleasant and relatively low maintenance garden being gravelled and bordered by raised sleeper style fencing with raised borders beyond with flowers, shrubs etc.

The garden extends to approximately 36' in width, has a sunny aspect, is fully enclosed and has side passage leading to gate in turn from front garden.

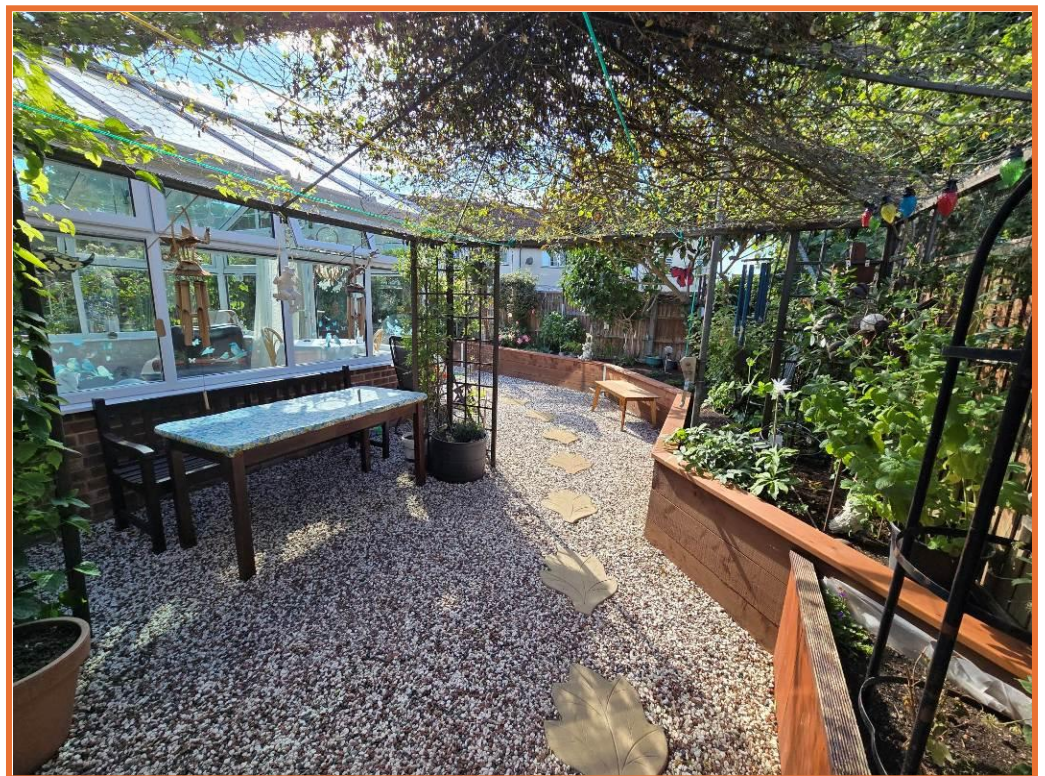
COUNCIL TAX

Band 'D'

EPC GRAPH TO FOLLOW HERE







FLOOR PLAN TO FOLLOW HERE