

Meadow Close | Trimley St. Martin | Felixstowe | IP11 0UL

£215,000

NICHOLAS
ESTATES

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A very well presented, two bedroom mid terrace house located in the popular village of Trimley St Martin conveniently situated for access to local amenities and schools. The accommodation comprises, entrance porch, lounge, kitchen/dining area, main bedroom with built in slidrobe, shower room and bedroom two. Outside the property is approached via a pedestrian footpath, to the rear the garden is fully enclosed with a garden shed and rear access to the en-bloc garage and off road parking. The property is offered with no onward chain.

- Popular Trimley St Martin location
- Extended To The Rear
- Garage & Parking
- uPvc Double Glazed Windows & Doors
- Fully Enclosed Rear Garden

Entrance Porch
Double glazed door to front. Double glazed window to side.
Cupboard housing electric meter & fusebox

Lounge
16'4" x 12'7" (4.99 x 3.85)
Double glazed window to front. Double glazed door to front. Electric storage heater. Spiral staircase leading to first floor accommodation.

Kitchen Diner
21'1" x 12'1" (max) (6.44 x 3.69 (max))







A very well presented, two bedroom mid terrace house located in the popular village of Trimley St Martin conveniently situated for local amenities and schools together with good access to the A12/A14.











Kitchen

12'1" x 8'5" (3.69 x 2.57)

Range of eye & base level units finished in wood affect with work top over. Integrated electric oven, microwave & hob. Integrated dishwasher. Integrated washing machine. Tiled splashbacks. Sink and drainer.

Dining Area

9'6" x 12'9" (2.91 x 3.89)

Double glazed windows to sides and rear. Double glazed french doors giving access to rear garden. Electric underfloor heating. 2 Pantry style cupboards in wood affect. Wood affect drawer unit with worktop over.

Landing

Accessed via spiral staircase from lounge. Doors leading to 2 bedrooms and shower room. Electric storage heater.

Bedroom

8'3" x 10'4" (2.54 x 3.15)

Double Glazed window to front. Built in wardrobes with sliding mirrored doors.

Shower Room

4'6" x 7'2" (1.38 x 2.19)

Three piece suite comprising hand basin with vanity unit under, Low level WC and quadrant shower enclosure with electric shower. Fully tiled walls and floor. Heated towel rail.

Bedroom

12'7" (max) x 7'5" (max) (3.85 (max) x 2.27 (max))

Double glazed Window to rear. Airing Cupboard. Storage cupboard. Loft Hatch.

Outside

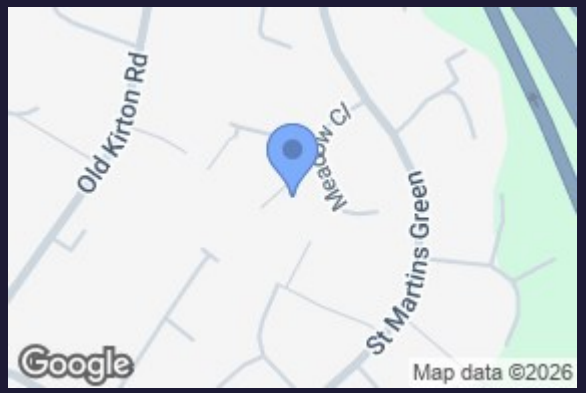
The front of the property is accessed via pathway from Meadow Close. Decorative slate and path leading to front door.

The rear is accessed via dining area. Fully block paved. Enclosed by fence on both side & rear. Shed. Gate for rear access.

The property has a garage and parking to side in a designated area off Meadow close with a short walk to no. 24.



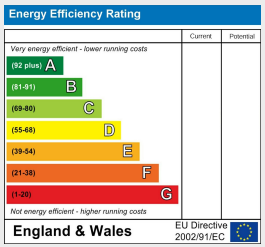






Council Tax Band **B**

EPC Rating



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