



9 Station Road, Trimley St. Mary, IP11 0TS

£300,000 FREEHOLD

Offered for sale with no onward chain and located in the popular residential village of Trimley St Mary is this well presented bay fronted 1920s three bedroom semi-detached family home.

In addition to the three bedrooms the property benefits from off road parking, an Easterly facing rear garden and a large workshop.

The accommodation in brief comprises entrance hall, lounge/diner, kitchen and upstairs are three bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to local schooling, Trimley train station and Trimley nature reserve. Felixstowe town centre is approximately a mile and a half away.

A viewing is highly recommended to appreciate the accommodation on offer.

STORM PORCH

UPVC entrance door opening into :-

ENTRANCE HALLWAY

Radiator, stairs leading up to the first floor and doors to :-

LOUNGE/DINER 26' 7" x 11' 2" (8.1m x 3.4m)

LOUNGE 14' 2" into the bay x 11' 2" (4.32m x 3.4m)

Bay window to the front aspect, radiator, TV point, gas feature fire with stone surround.

DINING ROOM 11' 11" x 11' 2" (3.63m x 3.4m)

Radiator, under stairs storage cupboard, window to rear aspect and door to :-

KITCHEN 19' x 8' 10" (5.79m x 2.69m)

Fitted solid wood worktops with a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated washing machine and dishwasher, integrated eye level double oven and microwave with a five ring gas hob and extractor above, space for freestanding fridge/freezer, Ideal gas boiler with cupboard housing hot water cylinder, window to side aspect, stable door to side aspect and windows and French doors to rear aspect.

FIRST FLOOR LANDING

Fitted storage cupboard, access to the loft space and doors to :-

BEDROOM ONE 14' 7" x 11' 11" (4.44m x 3.63m)

Radiator, two windows to front aspect.

BEDROOM TWO 11' 11" x 9' 3" (3.63m x 2.82m)

Radiator, window to rear aspect.

BEDROOM THREE 9' 6" x 7' 3" plus door recess (2.9m x 2.21m)

Radiator, window to rear aspect.

BATHROOM 7' 2" x 5' 11" (2.77m x 1.8m)

Re-fitted suite comprising low level WC, wash hand basin with mixer tap, paneled bath with mixer tap and electric shower over, fully tiled walls and floor, heated towel rail, obscured window to side aspect.

OUTSIDE

The front of the property benefits from a low maintenance rear garden and a driveway enabling off road parking for one car, a low brick wall to the front boundary and a garden path leading to the entrance door.

Rear Garden - Upon entering from the kitchen there is a good size patio area extending to the rear and side of the property with an outside tap, the remainder of the garden is laid to lawn with an established shrub and plant border and is enclosed by fencing. At the rear of the garden there is also an allotment area. Service door to :-

WORKSHOP 20' x 7' 5" (6.1m x 2.26m)

Timber construction, light and power connected, doors to front and rear aspect.

COUNCIL TAX

Band 'C'







