



126 High Road, Trimley St. Mary, IP11 0SU

£325,000 FREEHOLD

A deceptively spacious, greatly extended, Victorian semi-detached house of red brick construction beneath a pitched tiled roof.

The property has a double storey extension to the rear elevation designed and built in keeping with the original style and has well planned spacious accommodation which briefly comprises, entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, three double bedrooms and first floor bathroom.

Further benefits include gas fired central heating, upvc sealed unit double glazed windows, a pleasant enclosed rear garden with a summerhouse/games room.

The property is conveniently located close to popular schools, walks to open countryside, regular bus services, a railway station with services to Felixstowe and Ipswich with connections to London via Liverpool.

ARCHED STORM PORCH

With two toned tiled floor and wood grain effect double glazed door opening to:-

ENTRANCE HALLWAY

Staircase leading to the first floor with storage cupboard below, laminate wood plank effect flooring, Nest central heating thermostat, radiator.

CLOAKROOM

Modern white suite comprising low level WC, wash hand basin with mixer tap, vanity cupboard below, tiled splashbacks, extractor fan.

LOUNGE 15' 7" into bay reducing to 12'2 x 13' 0" (4.75m x 3.96m)

Radiator, open fireplace with slate and timber surround with matching hearth, TV point, UPVC sealed unit double glazed bay window to the front aspect.

DINING ROOM/STUDY 12' x 10' 8" (3.66m x 3.25m)

Feature fireplace recess with timber surround, radiator, picture rail and UPVC sealed unit double glazed window to the rear aspect. Currently arranged as a study, this versatile room has also been used as a fourth bedroom in the past, offering flexible accommodation to suit a variety of needs.

EXTENDED KITCHEN/BREAKFAST ROOM 24' 3" x 10' (7.39m x 3.05m)

Fitted with a comprehensive range of light oak wood grain effect units comprising base cupboards and drawers with work surfaces over, inset composite single bowl single drainer sink unit with mixer tap, matching eye level cupboards, display shelving, space for Range cooker, Belling canopy style extractor hood, space and plumbing for automatic washing machine, space for tumble dryer, space for American style fridge/freezer, space and plumbing for dishwasher, wall mounted Baxi platinum gas fired boiler, radiator, tile effect flooring, LED ceiling spotlights, UPVC sealed unit double glazed window and door to the side aspect, UPVC sealed unit double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING

Two loft accesses to loft spaces, which are partly boarded, built in linen cupboard.

BEDROOM ONE 16' 4" x 12' 2" (4.98m x 3.71m)

Feature fireplace surround with floral ornate tiled inset and cast iron fireplace, radiator, LED ceiling spotlights, two UPVC sealed unit double glazed windows to the front aspect.

BEDROOM TWO 16' plus door recess x 9' (4.88m x 2.74m)

Radiator, UPVC sealed unit double glazed window to the rear aspect.

BATHROOM/SHOWER ROOM

Re-fitted with a modern white suite comprising spa bath with central mixer tap, double size shower cubicle with tiled surround and mixer shower, wash hand basin with mixer tap and vanity cupboards below, low level WC, fully tiled walls, tiled flooring, heated towel rail/radiator, ceiling spotlights, UPVC sealed unit double glazed window to the side aspect.

BEDROOM THREE 12' 0" x 10' 8" (3.66m x 3.25m)

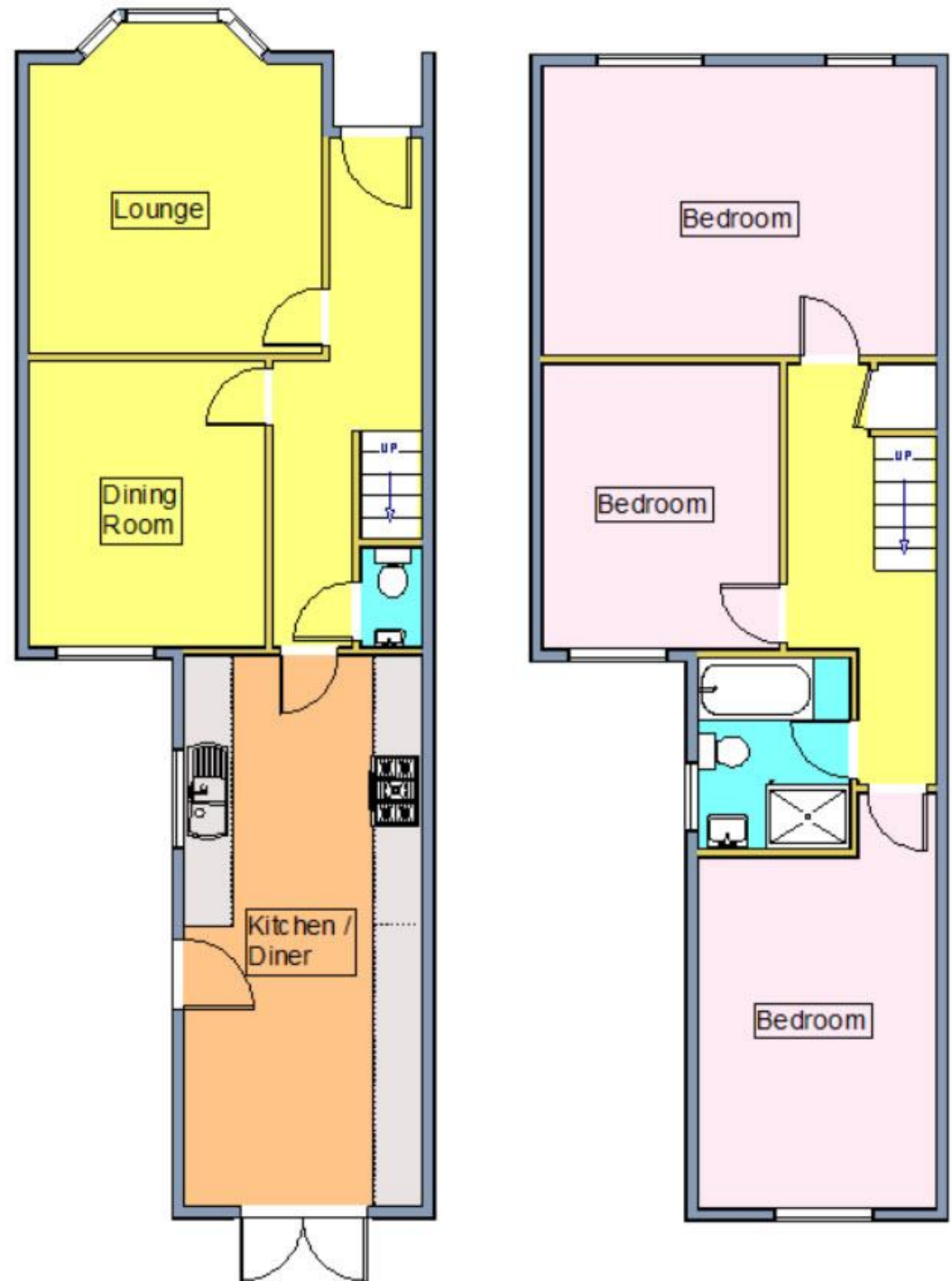
Original cast iron fireplace surround, radiator, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property is recessed from the road with a low maintenance pressed concrete garden with wrought iron railings and gate leading to the entrance door, side gate access leading to the rear garden, crazy paved patio and pathway with brick edging, lawn with raised shrub borders, timber fencing to the boundaries, brick built barbeque, timber storage shed (13'10" x 7'4") with power and light connected and double doors, adjoining summer house/games room (12'2" x 13'10") with power and light connected and twin opening doors.

COUNCIL TAX

Band 'C'



Address: 126 High Road, Trimley St. Mary, FELIXSTOWE, IP11 0SU
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