



30 Dawson Drive, Trimley St. Mary, IP11 0YW

£325,000 FREEHOLD

Located in the popular residential Village of Trimley St Mary, a beautifully presented and modern three bedroom detached family home.

In addition to the three bedrooms the property benefits from off road parking, garage and a south west facing rear garden. Further benefits include a modern kitchen, modern bathroom and a conservatory.

The accommodation in brief comprises entrance hall, cloakroom, lounge, kitchen, conservatory, on the first floor 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 a short distance away from Trimley St Mary Primary School, Trimley train station and Felixstowe town centre is approximately one and a half miles away.

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

STEPS LEADING UPTO UPVC ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY 5' 2" x 3' 1" (1.57m x 0.94m)

Laminate flooring, doors to :-

CLOAKROOM 4' 2" x 5' (1.27m x 1.52m)

Modern suite comprising WC with hidden cistern, wash hand basin with mixer tap, laminate flooring.

LOUNGE 14' 8" x 11' 7" (4.47m x 3.53m)

Boxed bay window to front aspect, two radiators, TV point, stairs leading up to the first floor and French doors opening into conservatory.

KITCHEN 14' 8" x 9' 2" (4.47m x 2.79m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, one and a half bowl stainless steel sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, further spaces available for freestanding fridge, freezer, tumble dryer and cooker with fitted cooker hood above, laminate flooring, radiator, window to front aspect and door to :-

CONSERVATORY 22' 8" x 9' 5" (6.91m x 2.87m)

Brick built base conservatory with UPVC windows and doors overlooking the rear garden, laminate flooring, radiator.

FIRST FLOOR LANDING

Window to the front aspect, access to the loft space, airing cupboard housing Vaillant combi boiler and doors to :-

BEDROOM ONE 11' 6" x 8' 4" (3.51m x 2.54m)

Radiator, window to rear aspect, ceiling fan light.

BEDROOM TWO 9' 2" x 8' 8" (2.79m x 2.64m)

Radiator, window to rear aspect, above stairs storage cupboard.

BEDROOM THREE 8' 3" x 6' (2.51m x 1.83m)

Radiator, window to front aspect.

FAMILY BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m)

Modern suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage cupboard below, panel bath with mixer tap and overhead shower, tiled walls, laminate flooring, heated towel rail, obscured window to the front aspect.

OUTSIDE

To the front of the property there is a block paved driveway enabling off road parking for two cars, the remainder of the front garden is relatively low maintenance with pebbled raised sleeper bed areas. There is a side patio with a side gate to the garden. The garage is located at the rear of the property.

The rear garden is of south westerly aspect, enclosed by fencing, and is mainly laid to lawn with an additional patio area, garden pathway leading to a shingled space, outside socket and tap, service door into :-

GARAGE

Up and over door and light and power connected.

COUNCIL TAX

Band 'C'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







