

Woodlands Avenue | Trimley St. Mary | Felixstowe | IP11 0AB

£270,000

NICHOLAS
ESTATES

Woodlands Avenue | Trimley St. Mary
Felixstowe | IP11 0AB
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A very well presented three bedroom, semi-detached house built in 2017, situated in the popular village of Trimley St Mary. The accommodation comprises, entrance hall, lounge, kitchen/dining area, utility area and downstairs cloakroom. The first floor offers, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Outside the property benefits off road parking and a fully enclosed rear garden with paved patio and artificial grass. The property benefits, uPvc double glazed windows and doors throughout and gas fired central heating via radiator.

- Semi-Detached House
- Kitchen/Diner
- En-Suite to Main Bedroom
- Three Bedrooms
- Downstairs Cloakroom
- Driveway for Two Vehicles







Entrance Hall
Front aspect double glazed door, herringbone wood effect flooring, stairs to 1st floor, door to;

Lounge
14'3 x 12'1 (4.34m x 3.68m)
Front aspect double glazed window, carpet, radiator, under stairs cupboard and door to;

Kitchen/Diner
12'1 x 12'0 (3.68m x 3.66m)
Rear aspect double glazed patio doors, tiled effect flooring, radiator, wall and base mounted units, integral fridge/freezer, radiator, work surface with 1.5 bowl sink & drainer, electric hob, electric oven, integral dishwasher, fitted wine rack, recessed spot lights and open to;

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Utility Area
Wall mounted gas fired boiler, space for washing machine, tiled effect flooring, work surface, wall unit and door to;

Cloakroom
Low level flush w/c, hand wash basin, radiator, tile effect flooring and extractor fan.

Landing
Carpet, loft access, doors to;

Bedroom 1
9'5 x 9'2 (2.87m x 2.79m)
Rear aspect double glazed window, radiator, carpet, built in wardrobe and door to;

En-Suite
Rear aspect double glazed window, tile effect flooring, hand wash basin, low level flush w/c, part tiled walls, heated towel rail, tiled shower cubicle, recessed spot lights and extractor fan.

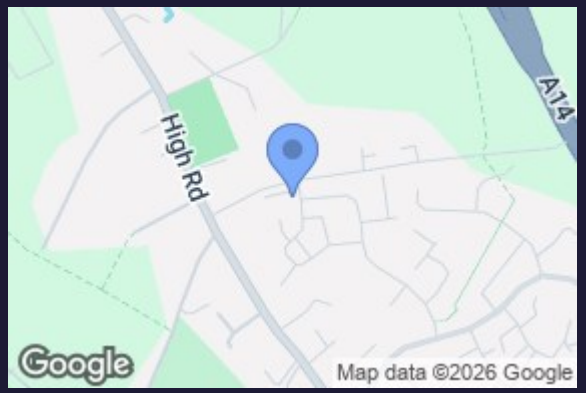
Bedroom 2
10'0 x 8'8 (3.05m x 2.64m)
Front aspect double glazed window, radiator and carpet.

Bathroom
Side aspect double glazed window, low level flush w/c, hand was basin, tile effect flooring, part tiled walls, heated towel rail, panelled bath with tiled splash backs, recessed spot lights and extractor fan.

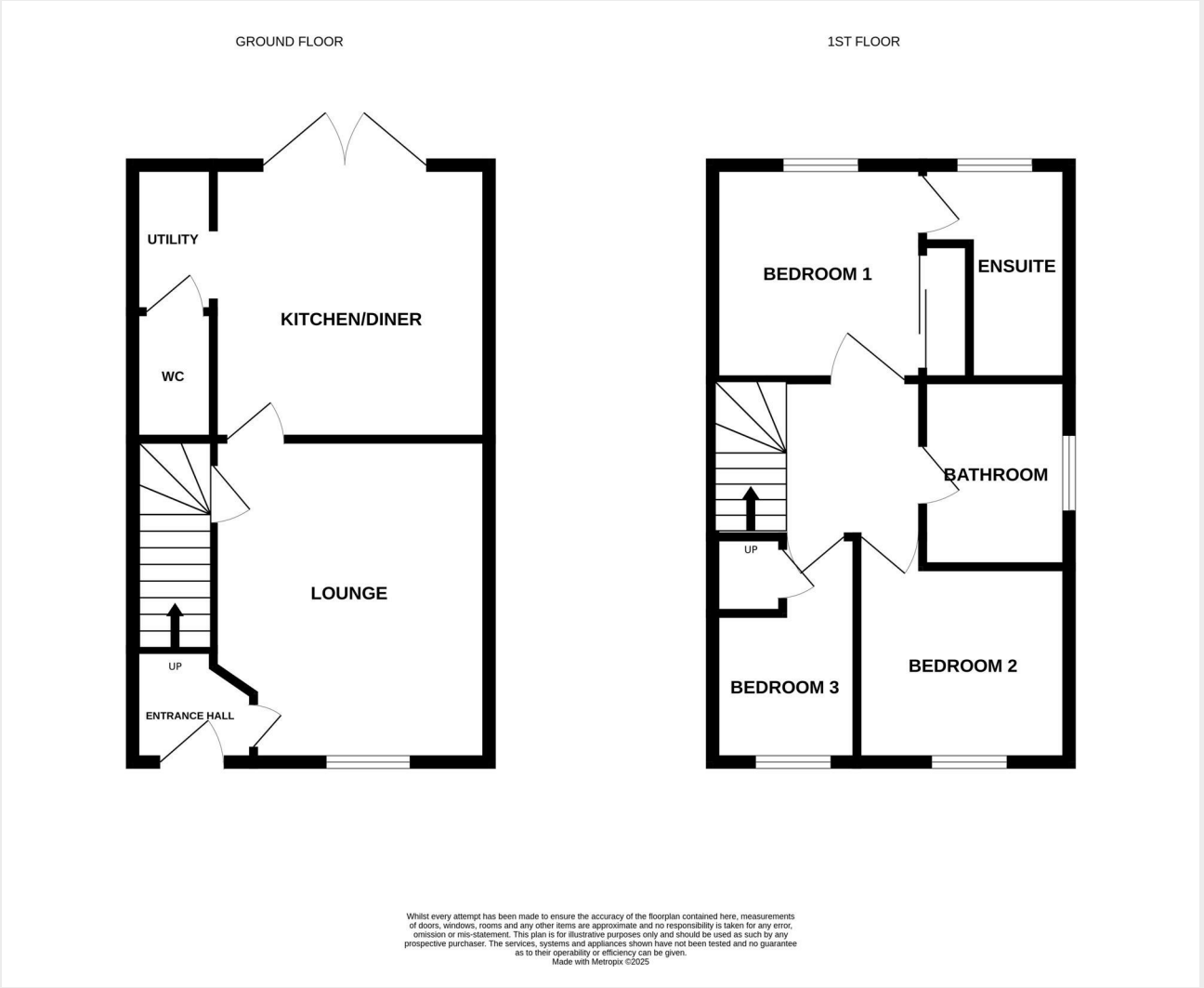
Bedroom 3
11'7 max x 6'6 max (3.53m max x 1.98m max)
Front aspect double glazed window, radiator, carpet and over stairs cupboard.

Outside
The property benefits a brick weave drive way offering off road parking, to the rear the garden is fully enclosed with paved patio and is largely laid to lawn with garden shed and summer house.



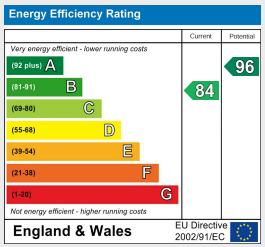






Council Tax Band **C**

EPC Rating **B**



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