



47 Mill Close, Trimley St. Martin, IP11 0RW

£400,000 FREEHOLD

A greatly extended deceptively spacious family house situated in a quiet residential cul-de-sac overlooking greensward in the Village of Trimley St Martin.

The well planned and spacious accommodation briefly comprises entrance hall, lounge, study, dining room/living room, kitchen fitted with integrated appliances, utility room, cloakroom, four bedrooms (bedroom one with en-suite shower room) and family bathroom.

Further benefits include UPVC sealed unit double glazed windows, gas fired central heating via radiators, a driveway enabling off street parking for numerous vehicles, single garage and south westerly facing rear garden.

The property is situated in a quiet residential cul-de-sac overlooking greensward and within easy reach of popular local schools and public transport links to the County town of Ipswich and the Coastal town of Felixstowe with a variety of local and national high street stores available.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

With stained glass leaded light panels opening to :-

RECEPTION HALLWAY 11' x 8' 5" (3.35m x 2.57m)

Radiator, tiled floor, staircase leading to the first floor with storage cupboard below, telephone point.

STUDY 11' x 5' 11" (3.35m x 1.8m)

Laminate wood plank effect flooring, radiator, UPVC sealed unit double glazed window to the front aspect.

LOUNGE 21' 9" x 12' (6.63m x 3.66m)

Gas log burner style living flame stove, TV point, glazed double doors opening into the reception hallway.

OPEN PLAN L-SHAPED SITTING ROOM/DINING ROOM

DINING AREA 10' x 8' 11" (3.05m x 2.72m)

Radiator, tiled flooring, archway leading to the kitchen, UPVC sealed unit double glazed double doors opening to the rear garden and throughway to :-

SITTING ROOM AREA 14' 7" x 8' 1" (4.44m x 2.46m)

Tiled flooring, radiator, TV point, UPVC sealed unit double glazed window to the rear aspect.

KITCHEN

Re-fitted with a comprehensive range of white high gloss finished units comprising base cupboards and drawers with Quartz work surfaces over, inset one and a half bowl sink unit with mixer tap, matching eye level cupboards, saucepan drawers, integrated dishwasher, two integrated refrigerators, pull out corner carousel unit, AEG five ring gas hob with contemporary style ducted cooker hood over, two Neff hide and slide electric fan assisted ovens with two matching microwave combination cookers, range of matching eye level cupboards, fully tiled walls, LED ceiling spotlights, tiled floor, UPVC sealed unit double glazed window and door to the rear aspect.

UTILITY ROOM 7' 9" x 7' 5" (2.36m x 2.26m)

Fitted worktop with cupboard below, composite single drainer single bowl sink unit with mixer tap, space and plumbing for automatic washing machine, space for tumble dryer, larder cupboard and eye level cupboard, wood plank effect tiled floor, tiled walls, radiator, UPVC sealed unit double glazed windows to the rear aspect.

CLOAKROOM

Modern white suite comprising low level WC, wash hand basin with high gloss finished vanity cupboards and drawers below, wood plank effect tiled floor, extractor fan.

GALLERIED LANDING

Radiator, built in double door cupboard with shelving, access to loft space, UPVC sealed unit double glazed window to the front aspect.

BEDROOM ONE 18' x 11' 11" (5.49m x 3.63m)

Comprehensive range of fitted bedroom furniture comprising wardrobes, chest of drawers, bedside drawers and eye level cupboards, radiator, TV point, telephone point, ceiling fan light, UPVC sealed unit double glazed windows to the front and side aspect, archway to :-

EN-SUITE SHOWER ROOM

White suite comprising smoked glass corner shower cubicle with multi-jet shower unit, wash hand basin with mixer tap and vanity cupboards below, low level WC, tiled floor, chrome heated towel rail/radiator, fully tiled walls, extractor fan.

BEDROOM TWO 16' x 9' 8" (4.88m x 2.95m)

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

BEDROOM THREE 12' 7" x 8' 1" (3.84m x 2.46m)

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

BEDROOM FOUR 11' 5" x 9' 11" (3.48m x 3.02m)

Radiator, built in wardrobe cupboard, TV aerial point, UPVC sealed unit double glazed window to the rear aspect.

FAMILY BATHROOM

Fitted with a white contemporary style suite comprising panel bath with central mixer tap and shower attachment, shower enclosure with waterproof panelled walls, Triton shower, glazed shower screen, low level WC, pedestal wash hand basin with mixer tap, fully tiled walls, chrome heated towel rail/radiator, laminate wood plank effect flooring, built in boiler cupboard housing Baxi gas fired boiler, extractor fan, access to loft space, UPVC sealed unit double glazed window to the rear aspect.

OUTSIDE

The property is recessed from the road at the end of a cul-de-sac with the front garden being low maintenance in style comprising paving and pressed concrete driveway enabling off street parking for numerous vehicles and brick walling to the boundary.

To the rear of the property there is a garden measuring approximately 40' in width x 33' in depth benefitting from a sunny south westerly aspect, being fully enclosed and laid to lawn with a further large block paved patio, cold water tap, external lighting, double power point and metal shed measuring approx 11'9" x 9'4", timber fencing to the boundaries.

COUNCIL TAX Band 'D'











