



18 The Avenue, Trimley St. Mary, IP11 0TT

£395,000 FREEHOLD

Located in the popular residential village of Trimley St Mary is this rarely available four bedroom bay fronted older style semi detached family home.

In addition to the four bedrooms the property benefits from ample off road parking, a large double garage/workshop located in the rear garden and an en-suite to bedroom one.

The accommodation in brief comprises storm porch, entrance hall, lounge/diner, kitchen breakfast room, utility room, upstairs are three bedrooms and a family bathroom with an en-suite shower room to bedroom one and on the second floor is the fourth bedroom.

Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The Avenue is a popular residential road in Trimley St Mary located a short distance away from Trimley train station and Trimley St Mary primary school. Trimley Nature Reserve is also nearby.

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

OPEN STORM PORCH

Tiled entrance with original entrance door opening into :-

ENTRANCE HALLWAY 21' 6" x 5' 4" (6.55m x 1.63m)

Vinyl flooring, radiator, stairs leading up to the first floor with an under stairs storage cupboard and doors to :-

LOUNGE/DINER 27' x 11' 6" (8.23m x 3.51m)

LOUNGE 14' 10" x 11' 6" (4.52m x 3.51m)

Vinyl flooring, radiator, boxed bay window to front aspect, fitted alcove units, multi-fuel burner with oak mantelpiece.

DINING AREA 11' 7" x 11' 6" (3.53m x 3.51m)

Vinyl flooring, radiator, feature fireplace, window to side aspect, French doors to rear garden, serving hatch.

KITCHEN BREAKFAST ROOM 14' 3" x 11' 3" (4.34m x 3.43m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, composite one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a dishwasher, space for freestanding fridge/freezer, eye level electric double oven and four ring gas hob, vinyl flooring, radiator, window to side aspect and door to :-

UTILITY ROOM 8' 10" x 6' 8" (2.69m x 2.03m)

Fitted worktops with space below for a tumble dryer, Ideal Mexico gas boiler, radiator, windows and doors outside and sliding door to :-

CLOAKROOM

Low level WC, obscured window to rear aspect.

FIRST FLOOR LANDING

Stairs leading up to the second floor with an under stairs cupboard and doors to :-

BEDROOM ONE 12' 5" max to wardrobe face reducing to 9'9 to wardrobe face x 11' 10" (3.78m x 3.61m)

Radiator, window to front aspect, wall lined fitted wardrobes and additional built in storage cupboard, door to :-

EN-SUITE SHOWER ROOM 7' 4" x 5' 2" (2.24m x 1.57m)

Modern re-fitted suite comprising low level WC, wash hand basin with mixer tap, double width walk in shower with rainfall water head, part tiled walls, tiled flooring, heated towel rail, window to front aspect.

BEDROOM TWO 11' 9" x 11' 2" (3.58m x 3.4m)

Radiator, window to rear aspect, cast iron original feature fireplace.

BEDROOM THREE 11' 8" x 8' 3" plus door recess (3.56m x 2.51m)

Radiator, window to rear aspect, airing cupboard housing hot water cylinder, access to loft space, above door storage cupboard.

BATHROOM 7' 7" max x 5' 6" (2.31m x 1.68m)

Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, panelled L-shaped bath with central mixer tap and shower over, fitted shower screen, part tiled walls, heated towel rail, obscured window to side aspect.

SECOND FLOOR LANDING

Velux window to front aspect and door to :-

BEDROOM FOUR 16' max x 15' 1" max (4.88m x 4.6m)

Velux window to front aspect, window to rear aspect, radiator, fitted storage cupboard, access to eaves storage and further access to loft space.

OUTSIDE

To the front of the property it has been fully block paved to create off road parking for three vehicles, double width access gate to the side.

Upon entering from the dining space, the rear garden has a good size block paved area with a raised patio, outside tap, outside socket, the remainder of the garden is laid to lawn and enclosed by fencing with a garden path leading to a further concrete area with a summer house, storage shed and access to :-

DOUBLE GARAGE 16' 9" x 15' 3" (5.11m x 4.65m)

Up and over door, light and power connected and door to :-

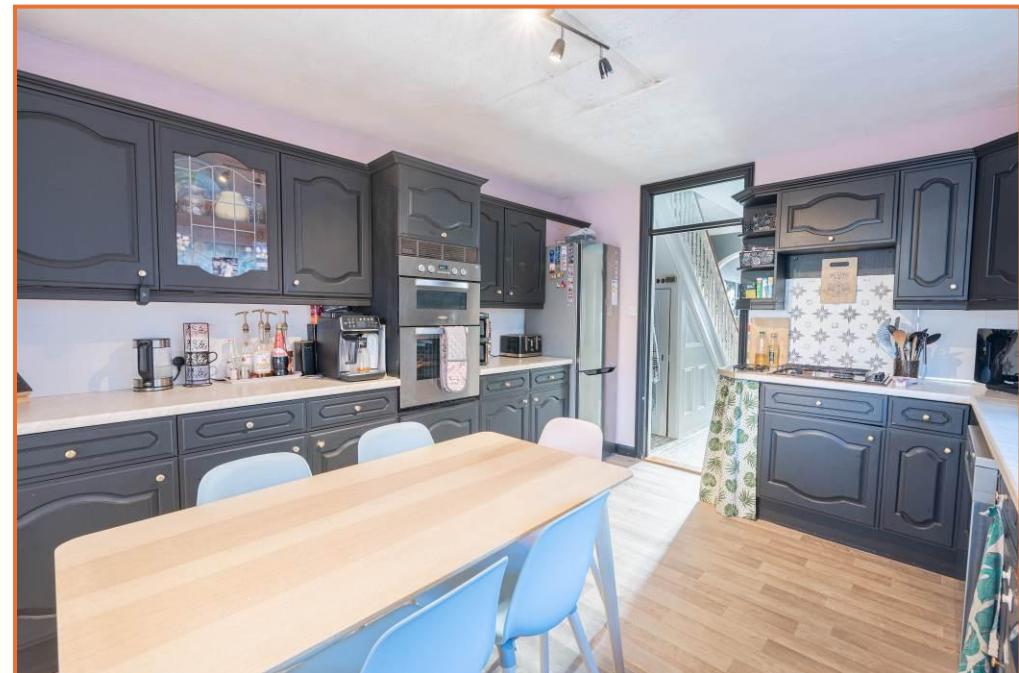
WORKSHOP 15' 2" x 7' 2" (4.62m x 2.18m)

Fitted work bench with light and power connected.

COUNCIL TAX

Band 'D'









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