



**358 High Road, Trimley St. Martin, IP11 0RT**

**£215,000 FREEHOLD**

**Seemingly ideal for a first time buyer and located in the popular residential village of Trimley St Martin is this extended two bedroom mid terrace cottage dating back to 1896.**

In addition to the two bedrooms the property benefits from an open plan kitchen/dining room, a generous sized rear garden, gas fired central heating throughout and double glazed windows.

The accommodation in brief comprises entrance porch, lounge, kitchen, dining room, cloakroom, upstairs are two bedrooms and a shower room.

Trimley St Martin is a popular residential village within easy access to the A14 and is a short distance away from open countryside at Trimley Nature Reserve.

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

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE PORCH 4' 10" x 3' 8" (1.47m x 1.12m)**

Tiled flooring, radiator, obscured window to side aspect and door opening into :-

#### **LOUNGE 11' 11" x 10' 11" (3.63m x 3.33m)**

Radiator, TV point, window to front aspect, original fireplace with brick surround, door to :-

#### **KITCHEN/DINING ROOM 22' 6" x 11' 11" (6.86m x 3.63m)**

Solid wood work tops with fitted storage units above and matching units and drawers below, butler sink with mixer tap, integrated electric oven with four ring gas hob above, space and plumbing available for a dishwasher and further space and plumbing available for a washing machine, space for freestanding fridge/freezer, two radiators, stairs leading up to the first floor and under stairs storage cupboard, French doors to rear garden and door to:-

#### **CLOAKROOM 3' 8" x 2' 11" (1.12m x 0.89m)**

Suite comprising WC with hidden cistern, wash hand basin, part tiled walls, obscured window to rear aspect.

#### **FIRST FLOOR LANDING**

Access to the loft space and doors to :-

#### **BEDROOM ONE 11' 11" x 10' 11" (3.63m x 3.33m)**

Radiator, window to front aspect.

#### **BEDROOM TWO 11' 11" x 6' 5" (3.63m x 1.96m)**

Original wood flooring, radiator, window to rear aspect.

#### **SHOWER ROOM 7' 5" x 5' (2.26m x 1.52m)**

Suite comprising low level WC, corner shower enclosure, vanity wash hand basin with mixer tap, fully tiled walls and flooring, heated towel rail, Ideal Logic combi boiler (installed February 2025), obscured window to rear aspect.

#### **OUTSIDE**

To the front of the property is an open low maintenance front garden, mainly shingled and a pathway leading to the entrance door.

The generous sized rear garden is enclosed by fencing and is mainly laid to lawn with established shrub and plant border. Upon entering from the kitchen/dining room there is a patio area, outside sockets, outside tap and side access gates. At the bottom of the garden is a further patio area and decking area and a timber storage shed.

#### **COUNCIL TAX**

Band 'A'



