



23 Spriteshall Lane, Trimley St. Mary, IP11 9QY

£315,000 FREEHOLD

Offered for sale with no onward chain and having undergone full modernisation and refurbishment by the current owners is this beautifully presented three bedroom semi detached family home.

In addition to the three bedrooms the property benefits from ample off road parking, open plan kitchen/diner and a generous size landscaped rear garden in excess of 100ft in depth.

The accommodation in brief comprises entrance hall, lounge, cloakroom, open plan kitchen/diner, upstairs 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 has undergone full modernisation from the current owners including new windows and external doors throughout, new heating system, full rewire, new kitchen and bathroom and full re-decoration.

Spriteshall Lane is a popular residential street in Trimley St Mary within close proximity to local schooling including Felixstowe High School and a viewing is highly recommended to appreciate the fully modernised accommodation on offer.

ENTRANCE DOOR

Opening into :-

ENTRANCE HALLWAY

Laminate flooring, radiator, stairs leading up to the first floor. Opening into kitchen/dining room. Door to :-

LOUNGE 11' x 10' 11" (3.35m x 3.33m)

Radiator, window to front aspect, original feature fireplace surround.

CLOAKROOM

Suite comprising low level WC, wash hand basin with mixer tap and storage cupboard below, laminate flooring, extractor, obscured window to side aspect.

OPEN PLAN KITCHEN/DINER 16' 5" reducing to 12' x 16' 5" (5m x 5m)

DINING AREA 12' x 9' 2" (3.66m x 2.79m)

Laminate flooring, radiator, French doors to rear garden, original feature fireplace surround.

KITCHEN 16' 5" x 5' 9" (5m x 1.75m)

Re-fitted Howdens kitchen comprising wood fitted worktops with breakfast bar and a tiled splashback, fitted storage units above and matching units and drawers below, stainless steel sink unit with mixer tap and single drainer, integrated Smeg oven with a four ring Smeg hob, space and plumbing available for a washing machine and further space available for under counter fridge and freezer, laminate flooring, radiator, windows to rear and side aspect, door to outside.

FIRST FLOOR LANDING

Window to side aspect, access to the loft space and doors to :-

BEDROOM ONE 12' x 10' 7" (3.66m x 3.23m)

Radiator, window to rear aspect.

BEDROOM TWO 11' x 9' 11" (3.35m x 3.02m)

Radiator, window to front aspect.

BEDROOM THREE 7' 8" x 6' 1" (2.34m x 1.85m)

Radiator, window to front aspect.

BATHROOM 5' 8" x 5' 5" (1.73m x 1.65m)

Modern re-fitted suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with mixer tap and twin shower head over, part tiled walls, fitted shower screen, extractor, heated towel rail, laminate flooring, obscured window to rear aspect.

OUTSIDE

The front of the property has been fully shingled enabling ample off road parking with fencing to both side boundaries, a double width wrought iron side gate.

The landscaped rear garden is enclosed by fencing, is of westerly aspect and upon entering from the kitchen/diner is a shingled area wrapping around to the side driveway. The remainder opens out to an area which is laid to lawn with a timber shed. There are also various shrubs and trees, areas laid to bark with patio paving down to the rear garden, outside tap.

The property has potential for further extensions subject to the necessary planning permissions.

COUNCIL TAX

Band 'C'







