



1 New Road, Trimley St. Mary, IP11 0TQ

£350,000 FREEHOLD

Located within the Village of Trimley St Mary a well presented extended semi detached three bedroom family home benefitting from off street parking for numerous vehicles, a larger than average garage and a good size enclosed rear garden.

In addition to the three bedrooms further accommodation consists of entrance hall, lounge, dining room/additional sitting room, a fitted kitchen/dining room, utility room, cloakroom, sun room and first floor bathroom. Heating is supplied in the form of gas fired central heating to radiators and all windows are of UPVC double glazed construction.

The property benefits from off street parking for up to four vehicles in addition to the brick built garage which is larger than average in size.

The main gardens to the property are located to the rear aspect and are established and enclosed.

Trimley St Mary is a popular village location, well established and close to nearby pleasant walks towards Trimley Nature Reserve whilst also being ideally situated for access to public transport via both bus and train into Felixstowe and Ipswich.

Wooden entrance door with leaded stained glass double glazed panel to:-

ENTRANCE HALLWAY 13' 4" max reducing to 10' x 7' 10" (4.06m x 2.39m)

Radiator, UPVC double glazed window to front aspect, under stairs storage cupboard, staircase leading to first floor landing, large additional built in under stairs storage cupboard with UPVC double glazed window to side aspect, doors leading to :-

LOUNGE 14' 2" into bay reducing to 11' 3" x 12' 4" (4.32m x 3.76m)

Radiator, corner open fireplace with brick surround and hearth and timber mantle, radiator, UPVC double glazed bay window to front aspect.

DINING ROOM/SITTING ROOM (2) 11' 3" x 10' 7" (3.43m x 3.23m)

Radiator, UPVC double glazed French doors leading to rear garden.

KITCHEN/DINING ROOM 20' 8" x 9' (6.3m x 2.74m)

An extended open plan room with step leading from dining area into kitchen area, single drainer one and a half bowl sink unit with mixer taps and cupboards under, fitted cupboards and drawers, also fitted work surfaces, plumbing for dishwasher, space for freestanding fridge/freezer, low level LED skirting lighting, breakfast bar, three UPVC double glazed windows to side aspect, part glazed door leading to :-

UTILITY ROOM 9' 7" x 5' 9" (2.92m x 1.75m)

Plumbing for automatic washing machine, space for tumble dryer, radiator, UPVC double glazed window to side aspect, UPVC double glazed door leading to outside, additional windows to rear and side aspect, door leading into garden room and also door leading into :-

CLOAKROOM 4' 6" x 3' 5" (1.37m x 1.04m)

Comprising low level WC, wash hand basin, radiator, part tiled wall surface, UPVC double glazed window to rear aspect.

GARDEN ROOM 17' max reducing to 9' 8" x 8' 3" (5.18m x 2.51m)

Forming part of the extension to the property, recessed LED spotlights, three UPVC double glazed windows to side aspects (2 and 1), UPVC double glazed French doors opening onto rear garden.

FIRST FLOOR LANDING

UPVC double glazed window to side aspect, built in boiler/airing cupboard housing Baxi combination boiler serving domestic hot water supply and central heating, doors leading to:-

BEDROOM ONE 14' 2" into bay reducing to 11' 2" x 12' 6" into wardrobe recess reducing to 10' 6" (4.32m x 3.2m)

Fitted full length wardrobes with sliding doors to one side, radiator, UPVC double glazed window to front aspect.

BEDROOM TWO 11' 5" x 10' 8" (3.48m x 3.25m)

Radiator, UPVC double glazed window to rear aspect.

BEDROOM THREE 9' x 9' (2.74m x 2.74m)

Radiator, UPVC double glazed window to rear aspect.

BATHROOM 8' x 6' 6" (2.44m x 1.98m)

Fitted, fully tiled wall surfaces and comprising panelled bath with wall mounted shower over and adjacent shower screen, low level WC, corner wash hand basin, radiator, access to loft space, UPVC double glazed window to front aspect.

OUTSIDE

The property stands slightly recessed from New Road within the Village of Trimley St Mary and has off street parking to the side aspect for up to four vehicles via block paved driveway leading to gate in turn leading to garage.

GARAGE 21' 4" x 10' 10" (6.5m x 3.3m)

Of brick construction with up and over door, light and power connected, windows to rear and side aspects and personal door leading into rear garden.

REAR GARDEN

The property offers an exceptionally good sized rear garden for a property of its type extending to the width of both the property and driveway being laid mainly to lawn, well established, but also housing a patio area, rear timber decking area, additional decking area leading from garden room and being enclosed by fencing.

COUNCIL TAX Band 'C'











