7 Tremelaia Gardens, Trimley St. Martin, Felixstowe, IP11 0RE

£249,995 FREEHOLD

DIAMOND MILLS
Established 1908

Diamond Mills are delighted to offer for sale this superbly presented two-bedroom end-of-terrace home, offering bright, comfortable and well-maintained accommodation arranged over two floors.

The property has been tastefully decorated throughout and would make an excellent first-time purchase, investment or home for anyone looking for a property that is ready to move straight into.

The accommodation begins with an entrance hallway giving access to the ground-floor cloakroom and kitchen. The kitchen is attractively fitted with a good range of wooden-fronted wall and base units, contrasting work surfaces and tiled splashbacks, together with space and plumbing for appliances.

To the rear of the property is a particularly attractive living room, providing an excellent space for both relaxing and entertaining. The room features a contemporary fireplace with electric fire, while French doors and an adjoining window provide plenty of natural light and give direct access onto the rear garden.

Upstairs, the landing leads to two good-sized bedrooms. Both rooms are presented in excellent decorative order.
The bathroom has been stylishly updated and is fitted with a modern white suite comprising panelled bath with shower arrangement, wash basin and WC, complemented by contemporary wall panelling and flooring.

Outside, the rear garden has been designed with ease of maintenance in mind and includes an artificial lawn, paved seating area, useful garden storage and enclosed boundaries, creating an ideal space for outdoor dining or relaxing.

Further benefits include gas central heating and double glazing.

Overall, this is an exceptionally well-kept home with a bright, modern feel throughout and a viewing is highly recommended.

HALLWAY
6' 4" x 14' 3" (1.93m x 4.34m)

KITCHEN
8' 0" x 10' 0" (2.44m x 3.05m)

CLOAKROOM
7' 1" x 3' 1" (2.16m x 0.94m)

LIVING ROOM
14' 8" x 10' 11" (4.47m x 3.33m)

PRIMARY BEDROOM
12' 7" x 9' 5" (3.84m x 2.87m)

BEDROOM
11' 5" x 9' 2" (3.48m x 2.79m)

BATHROOM
8' 0" x 6' 2" (2.44m x 1.88m)

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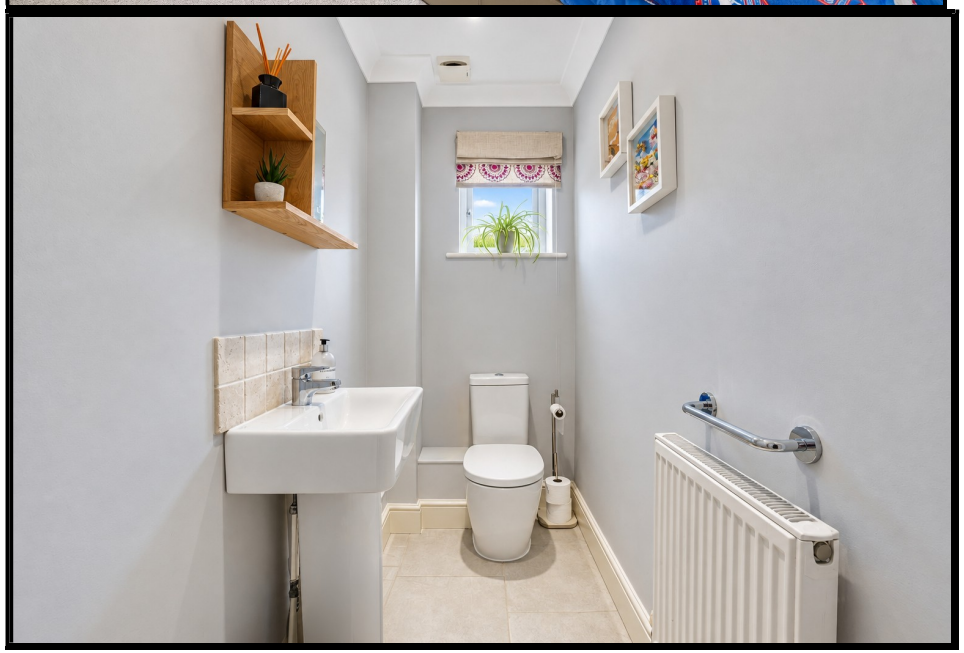
ENERGY PERFORMANCE CERTIFICATE
The current EPC rating is C (77) with a potential of B (89) which is valid until October 2036

COUNCIL TAX BAND
B

AGENTS NOTE
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating
systems and cannot testify that they are in working condition.

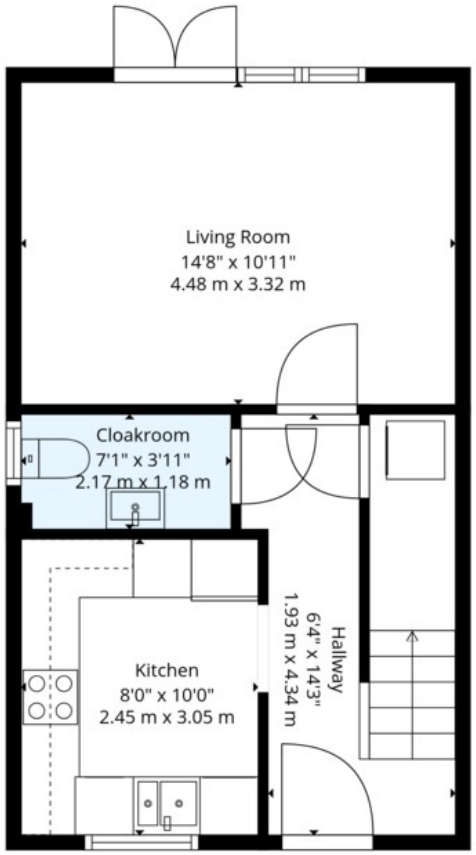
VACANT POSSESSION ON COMPLETION

VIEWING
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

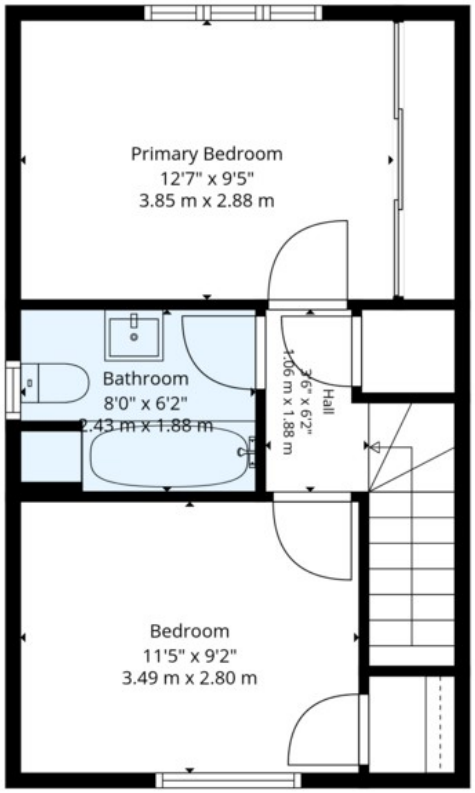


117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk



1st Floor



2nd Floor

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TOTAL: 748 sq. ft, 70 m2
1st floor: 374 sq. ft, 35 m2, 2nd floor: 374 sq. ft, 35 m2
EXCLUDED AREAS: WALLS: 82 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.