



 3
Bedrooms

 1
Bathroom



Wainwrights present this well-maintained three-bedroom family home, offering bright and spacious accommodation arranged over two floors. The ground floor features a generous dual-aspect lounge and a modern kitchen/diner with French doors opening onto the rear garden.

Upstairs are three well-proportioned bedrooms, including a master bedroom with built-in storage and access to a boarded and insulated loft space, along with a contemporary bathroom fitted with a walk-in shower.

Externally, the property benefits from a private, enclosed rear garden with a patio seating area, a single garage with pedestrian access, and a paved driveway providing off-road parking.

Ideally suited to families and first-time buyers alike, this home combines practical living space with modern comforts in a convenient residential location.

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Outside Front

Partially laid to slate chippings with a paved pathway leading to the front door, with the remainder laid to lawn.

Entrance Hallway 1.40m x 2.70m (4' 7" x 8' 10") narrowing into 0.9

Entered via a decorative UPVC double glazed composite front door with matching half-glazed side panel. The hallway features vinyl flooring, the electrical consumer unit and doors leading to all ground floor rooms.

Lounge 4.91m x 3.60m (16' 1" x 11' 10") with an additional alcove

A bright and spacious lounge featuring UPVC double glazed windows to both the front and side aspects. Finished with carpeted flooring, two radiators, decorative coving to the ceiling and a feature light fitting. The additional alcove provides useful extra space.

Kitchen / Diner 4.90m x 3.00m (16' 1" x 9' 10")

A spacious kitchen/diner with UPVC double glazed windows to the side and rear aspects and French doors opening onto the rear garden. Finished with coving to the ceiling and tile-effect vinyl flooring. The modern fitted kitchen comprises high-gloss wall and base units with matching drawers, laminate worktops and a one-and-a-half bowl sink with mixer tap. Integrated appliances include a four-burner electric hob, oven and cooker hood. There is space and plumbing for a washing machine and dishwasher, along with space for an upright fridge/freezer. An under-stairs storage cupboard provides additional practicality.

Top landing

Carpeted landing with a built-in storage cupboard housing the Ideal Logic Plus gas combi boiler. Provides access to all first floor rooms.

Master Bedroom 3.12m x 3.00m (10' 3" x 9' 10")

A well-proportioned double bedroom with a UPVC double glazed window to the front aspect, radiator and carpeted flooring. Benefits include a large built-in wardrobe, additional shelving within the alcove over the stairs, and a loft hatch providing access to the boarded and insulated loft space with fitted ladder.

Bedroom Two 3.68m x 2.60m (12' 1" x 8' 6")

A generous second bedroom with a UPVC double glazed window to the side aspect, radiator and carpeted flooring. Finished with coving to the ceiling and a feature ceiling fan/light combination. A shaped decorative cove overlooks the stairwell.

Bedroom Three 2.76m x 2.30m (9' 1" x 7' 7")

UPVC double glazed window to side aspect, radiator, carpet. Coving to ceiling.

Bathroom 2.00m x 1.70m (6' 7" x 5' 7")

Fitted with a UPVC double glazed window to the rear aspect, ceramic tiled flooring and coving to the ceiling. The suite includes a large walk-in shower with glass screen and thermostatically controlled shower, wash hand basin and WC. Finished with white marble-effect AquaBoard to full height around the shower and a chrome heated towel radiator.

Garage 5.12m x 2.51m (16' 10" x 8' 3")

Single garage with up-and-over door, concrete floor and felt roof. A UPVC pedestrian side access door provides direct access to the rear garden.

Back Garden 7.00m x 8.00m (23' x 26' 3")

The enclosed rear garden is predominantly laid to lawn with inset stepping stones leading to the garage courtesy door and side access gate. A paved patio area with low retaining wall provides an ideal seating area. Brick-edged planting borders contain a variety of established plants. Enclosed by a combination of shiplap fencing and brick walling.

Driveway 6.00m x 2.50m (19' 8" x 8' 2") approximately

Paved driveway with dropped kerb providing off-road parking for one vehicle and direct access to the garage.

Additional Information

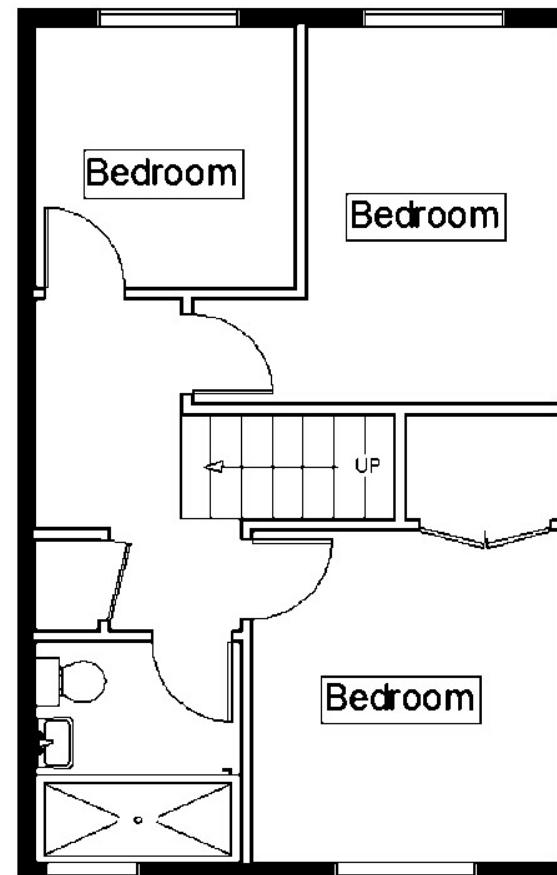
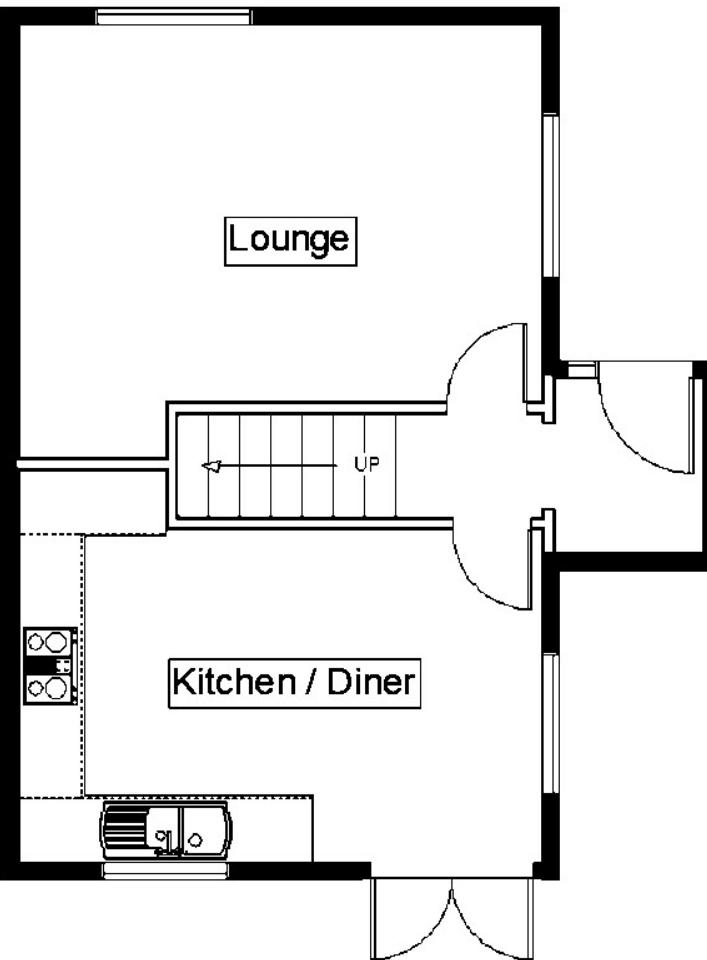
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Wainwrights

£270,000

Hunter's End, Trimley St. Mary, IP11



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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