



29 Great Field, Trimley St. Mary, Felixstowe, IP11 0YT

£250,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

Diamond Mills are pleased to offer for sale this beautifully presented three-bedroom mid-terraced home, situated in a popular residential location in Trimley St Mary. Offering bright, well-maintained accommodation, a spacious open-plan living and dining area, modern bathroom, off-road parking and an attractive low-maintenance rear garden, this lovely property would make an ideal first-time purchase or family home.

Upon entering the property, you are welcomed into a bright and inviting living room, tastefully decorated in neutral tones and featuring a staircase to the first floor. The generous open-plan layout flows naturally into the dining area, creating a wonderful space for both everyday family living and entertaining. A window overlooking the rear garden provides plenty of natural light, while the comfortable proportions allow ample room for both lounge and dining furniture.

Leading off the dining area is the fitted kitchen, offering a good range of wood-effect wall and base units, contrasting worktops and attractive white metro-tiled splashbacks. The kitchen provides space for essential appliances, with a glazed door giving direct access to the rear garden.

Upstairs, the property offers three bedrooms, all presented in a clean, contemporary style with neutral décor and carpeting. The principal bedroom is a comfortable double, while the second bedroom also provides excellent accommodation. The third bedroom offers flexibility for use as a child's bedroom, nursery or home office.

Completing the first-floor accommodation is a stylish family bathroom, finished with attractive grey wall tiling and comprising a bath with shower and glass screen, wash hand basin and WC.

Outside, the enclosed rear garden has been thoughtfully designed with low maintenance in mind. Featuring an artificial lawn, paved seating area and pathway, it provides an excellent space for outdoor dining, relaxing or children's activities. A timber storage shed offers additional practicality, while enclosed fencing provides a good degree of privacy.

To the front, the property benefits from off-road parking and a small lawned garden area.

LOUNGE/DINER

24' 9" x 14' 8" (7.54m x 4.47m)

KITCHEN

8' 8" x 6' 11" (2.64m x 2.11m)

BEDROOM

7' 6" x 6' 0" (2.29m x 1.83m)

BEDROOM

13' 9" x 8' 5" (4.19m x 2.57m)

BEDROOM

11' 4" x 8' 5" (3.45m x 2.57m)

BATHROOM

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ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (68) with a potential of B (88) which is valid until March 2029.

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

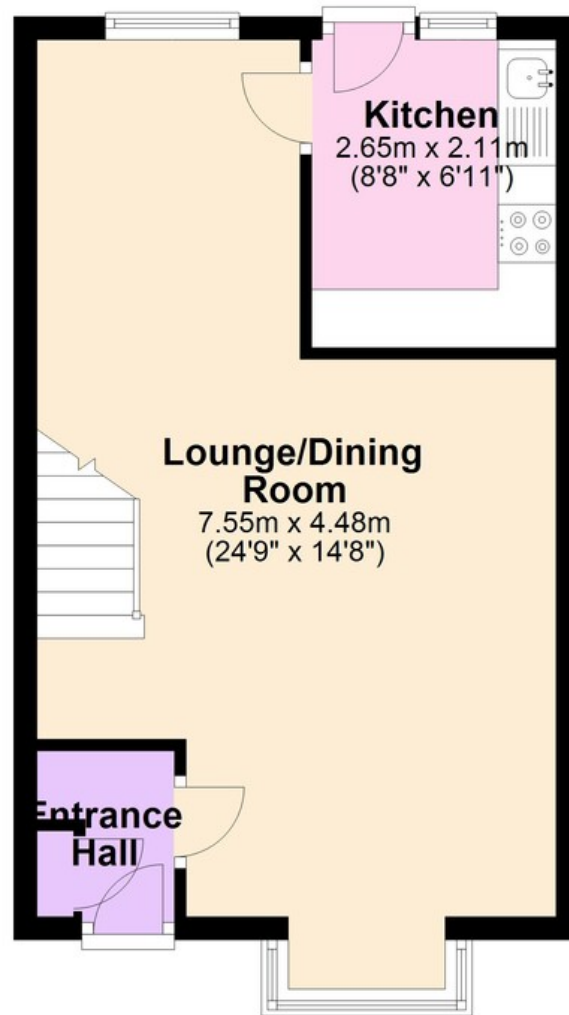
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.





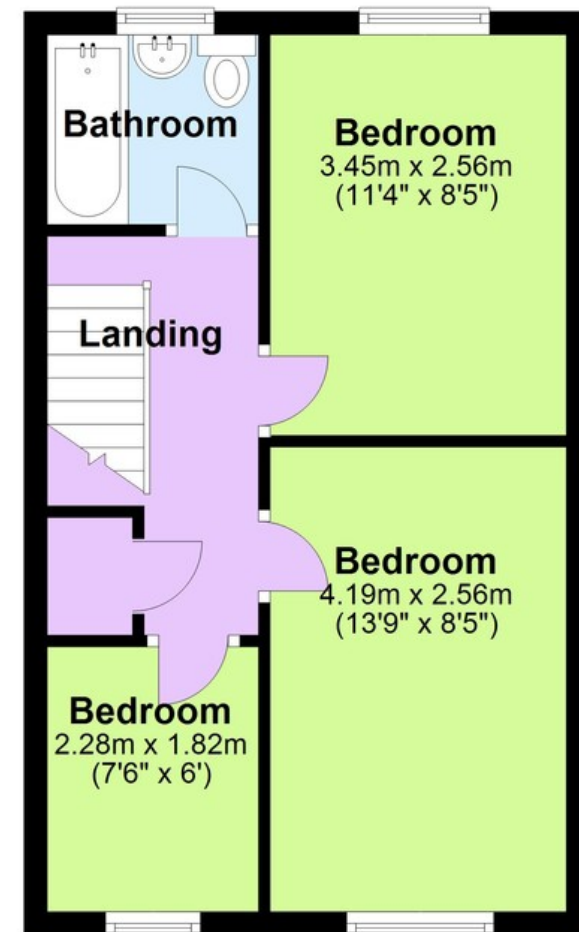
Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 68.1 sq. metres (732.6 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.