





Burnham Close, Trimley St. Mary, Felixstowe, IP11 0XG

william h brown

welcome to

Burnham Close, Trimley St. Mary, Felixstowe

A four bedroom detached house situated in the sought after location of Trimley St Mary. The property offers a garage and off road parking, as well as a beautifully landscaped garden with multiple seating areas.

Entrance Hall
Wood effect flooring. Radiator.

Cloakroom
Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Half tiled walls. Victorian style tiled flooring. Radiator.

Lounge
Double glazed window to front aspects and both sides. Wood effect flooring. Clad chimney breast. Two radiators. TV point.

Kitchen / Diner
Double glazed window to rear aspect. This stunning open plan rooms leads to the conservatory. Karndean flooring. Vertical wall hung radiator and radiator. Fitted kitchen with a range of matching wall and base units over areas of work surface. tiling to splashbacks and under counter lighting. Integrated oven with electric hob and extractor over. Integral washing machine and fridge. Understairs storage cupboard.

Conservatory
A stunning conservatory with double glazed windows to side and rear aspects. Bi-fold doors leading to garden. Kardean flooring. Vaulted ceiling. Radiator.

Landing
Airing cupboard.

Bedroom One
Double glazed windows to front and side aspects. Panelled wall. Built in wardrobe. Radiator.

Bedroom Two
Double glazed window to rear aspect. Wood effect flooring. Overhead storage cupboard with fitted rails and shelving. Radiator.

Bedroom Three
Double glazed window to side aspect. Wood effect flooring. Fitted sliding wardrobes. Radiator.

Bedroom Four
Double glazed window to rear aspect. Wood effect flooring. Fitted rails. Radiator. Access to loft.

Bathroom
Double glazed opaque window to side aspect. Suite comprising low level WC, vanity wash hand basin, P-shaped bath with overhead waterfall shower head and glass screen. Chrome heated towel rail.

Front Garden
A large driveway provides off road parking for multiple vehicles. Side access gate leading to rear garden.

Rear Garden
The large corner plot rear garden benefits from fully enclosed borders, side access. Raised patio seating area with sleeper border. Walkway to side with covered seating area. Shed. Access to garage. Bar fitted to rear. Large grassed area and seating area to the rear. outside tap and lighting.

Garage
Door to side aspect. Up and over door. Power and light connected.









Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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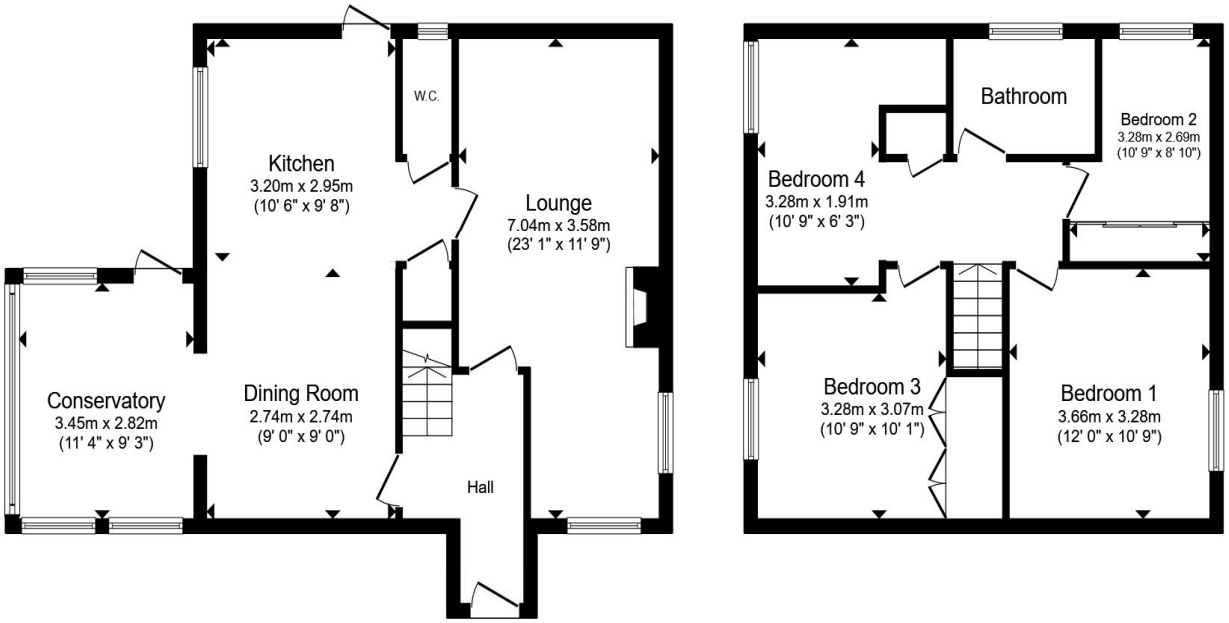
Burnham Close, Trimley St. Mary, Felixstowe

- Corner plot property
- Prime Trimley St Mary location
- Ample off street parking
- Beautifully landscaped rear garden
- Covered seating area and fitted bar

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£360,000



Ground Floor **First Floor**

Total floor area 114.1 m² (1,228 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
WBG109597 - 0003

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