



19 Station Road, Trimley St. Mary, IP11 0TS

£340,000 FREEHOLD

Situated in the popular residential Village of Trimley St Mary close to local schooling and the train station is this beautifully presented and extended three bedroom bay fronted semi detached family home.

In addition to the three bedrooms the property benefits from off road parking, garage, a south east facing rear garden with a garden room and three reception rooms.

The accommodation in brief comprises entrance hall, lounge, dining room, kitchen, further sitting room and shower room, upstairs are three bedrooms and family bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

Additionally in the garden there is a garden room attached to the rear of the garage making an ideal entertainment or home office space.

Occupying a corner plot in Station Road the property is located a short distance away from Trimley St Mary train station, open countryside at the Trimley Nature Reserve and local schools such as Trimley St Mary Primary School.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

OPEN PORCH

Entrance door opening into :-

ENTRANCE HALLWAY

Wood effect vinyl flooring, radiator, stairs leading up to the first floor and doors to :-

LOUNGE 14' 4" into the bay x 11' 2" (4.37m x 3.4m)

Original wood flooring, radiator, bay window to the front aspect, TV point, gas feature fireplace with surround.

DINING ROOM 14' 4" x 11' 11" (4.37m x 3.63m)

Laminate flooring, radiator, window to rear aspect, under stairs storage cupboard, door to kitchen and further door to :-

SITTING ROOM 16' 9" x 9' 3" (5.11m x 2.82m)

Forming part of the extension, engineered oak flooring, radiator, three Velux windows, French doors to rear garden, TV point, multi-fuel burner and door to :-

SHOWER ROOM 9' 3" x 4' 10" (2.82m x 1.47m)

Also forming part of the extension, modern suite comprising WC with hidden cistern, vanity wash hand basin with mixer tap and storage drawers below, double width walk in shower enclosure with fitted shower screen, part tiled walls, heated towel rail, extractor, obscured window to front aspect.

KITCHEN 18' 7" x 9' 4" (5.66m x 2.84m)

Fitted worktops with fitted storage units above and matching storage units and drawers below, ceramic one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for both a washing machine and a tumble dryer, Range cooker with electric ovens and five ring gas hob, further spaces available for freestanding fridge/freezer, under counter lighting, laminate flooring, radiator, windows to rear and side aspect, door to outside.

FIRST FLOOR LANDING

Fitted storage cupboard, access to the loft space and doors to :-

BEDROOM ONE 14' 6" x 11' 10" (4.42m x 3.61m)

Wood effect vinyl flooring, radiator, two windows to the front aspect.

BEDROOM TWO 12' x 9' 1" (3.66m x 2.77m)

Radiator, fitted cupboard housing Baxi combi boiler and window to rear aspect.

BEDROOM THREE 9' 5" x 8' 4" plus door recess (2.87m x 2.54m)

Radiator, window to rear aspect.

BATHROOM 6' 3" x 6' (1.91m x 1.83m)

Suite comprising low level WC, wash hand basin with mixer tap, L-shaped panel bath with central waterfall style mixer tap and twin shower head over, shower screen, part tiled walls, vinyl flooring, heated towel rail, obscured window to side aspect.

OUTSIDE

To the front of the property is a block paved driveway enabling off road parking, established shrub and plant border.

The rear garden is of south easterly elevation and offers a good degree of privacy. Upon entering from the kitchen there is a patio area and a pathway opening out to the remainder of the garden which is laid to lawn with established shrub and plant border, side access gate, outside tap and lighting and a door opening into :-

GARDEN ROOM 11' x 10' 7" (3.35m x 3.23m)

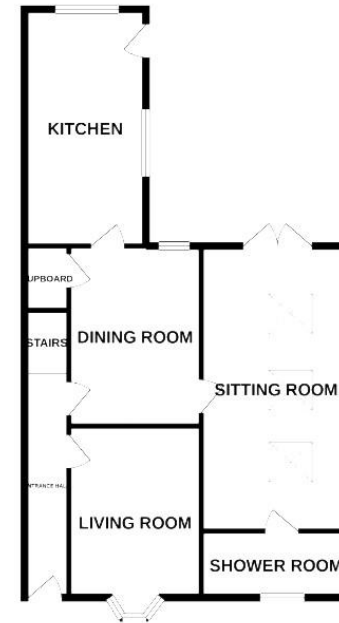
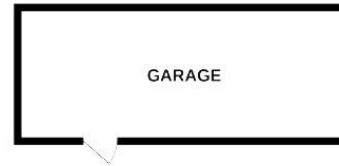
Fully insulated with light and power connected, ideal garden room or home office with a door opening into :-

GARAGE 13' 7" x 10' 10" (4.14m x 3.3m)

With roller door, light and power connected.

COUNCIL TAX

Band 'C'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





