



**49 High Road, Trimley St. Mary, IP11 0SZ**

**£430,000 FREEHOLD**

Located in the popular residential village of Trimley St Mary is this individual detached four bedroom family home of rendered brick construction beneath a tiled roof.

In addition to the four bedrooms the property benefits from off road parking, a private south facing rear garden, modern kitchen and an additional ground floor utility/shower room with a family bathroom on the first floor.

The accommodation in brief comprises entrance hall, lounge/diner, conservatory, kitchen, snug/study, utility/shower room. On the first floor are four good size bedrooms and a family bathroom, additionally there is an occasional loft room, heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction.

The property is conveniently located within close proximity to local schools such as Trimley St Mary Primary School and Felixstowe High School, Trimley train station is also nearby.

#### **ENTRANCE DOOR**

Opening into :-

#### **ENTRANCE HALLWAY 6' 2" x 6' (1.88m x 1.83m)**

Radiator, stairs leading up to the first floor, window to front aspect, doors to :-

#### **STUDY/SNUG 10' 8" x 10' 5" (3.25m x 3.18m)**

Radiator, window to front aspect, door into kitchen.

#### **LOUNGE 14' 5" x 10' 11" (4.39m x 3.33m)**

Radiator, window to front aspect, TV point, large archway opening into :-

#### **DINING ROOM 10' 10" x 9' 7" (3.3m x 2.92m)**

Radiator, door into kitchen and door opening into :-

#### **CONSERVATORY 10' 1" x 7' 11" (3.07m x 2.41m)**

Brick built base conservatory with windows and doors overlooking the rear garden, tiled flooring, radiator.

#### **KITCHEN 20' 11" reducing to 14'11"x 13' 8" (6.38m x 4.17m)**

Modern re-fitted kitchen comprising fitted worktops and matching upstand, shaker style storage units above and matching storage units and drawers below, central island with matching worktops and breakfast bar area and storage units below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, space and plumbing available for a dishwasher, further spaces available for freestanding Rangemaster cooker and American style fridge/freezer, windows to rear and side aspect, radiator, laminate flooring, door to outside and door to :-

#### **UTILITY/SHOWER ROOM 6' 11" x 5' 2" (2.11m x 1.57m)**

Suite comprising low level WC, wash hand basin, walk in shower with tiled surround, space and plumbing available for both a washing machine and tumble dryer, extractor.

#### **FIRST FLOOR LANDING**

Radiator, window to rear aspect, stairs leading up to the occasional loft room and doors to :-

#### **BEDROOM ONE 14' 5" x 10' 11" (4.39m x 3.33m)**

Radiator, window to front aspect.

#### **BEDROOM TWO 10' 9" x 10' 5" (3.28m x 3.18m)**

Radiator, window to front aspect.

#### **BEDROOM THREE 10' 10" x 9' 7" (3.3m x 2.92m)**

Radiator, window to rear aspect.

#### **BEDROOM FOUR 9' 6" x 9' 4" (2.9m x 2.84m)**

Radiator, window to rear aspect.

## FAMILY BATHROOM 10' 2" x 7' 10" (3.1m x 2.39m)

Suite comprising low level WC, bidet, vanity wash hand basin with mixer tap and storage cupboard below, panelled bath with mixer tap and shower over, tiled walls, heated towel rail, extractor, obscured window to side aspect and airing cupboard housing combination boiler.

## OUTSIDE

To the front of the property it has been fully block paved to enable ample off road parking, there is a gated brick wall to the front boundary, side access gate.

The rear garden is of south facing elevation and offers a good degree of privacy. There is a patio area opening out onto the remainder of the garden which is laid to lawn with an established shrub and plant border, greenhouse, raised flower beds. There is also two storage sheds and a decking area.

## COUNCIL TAX

Band 'D'







