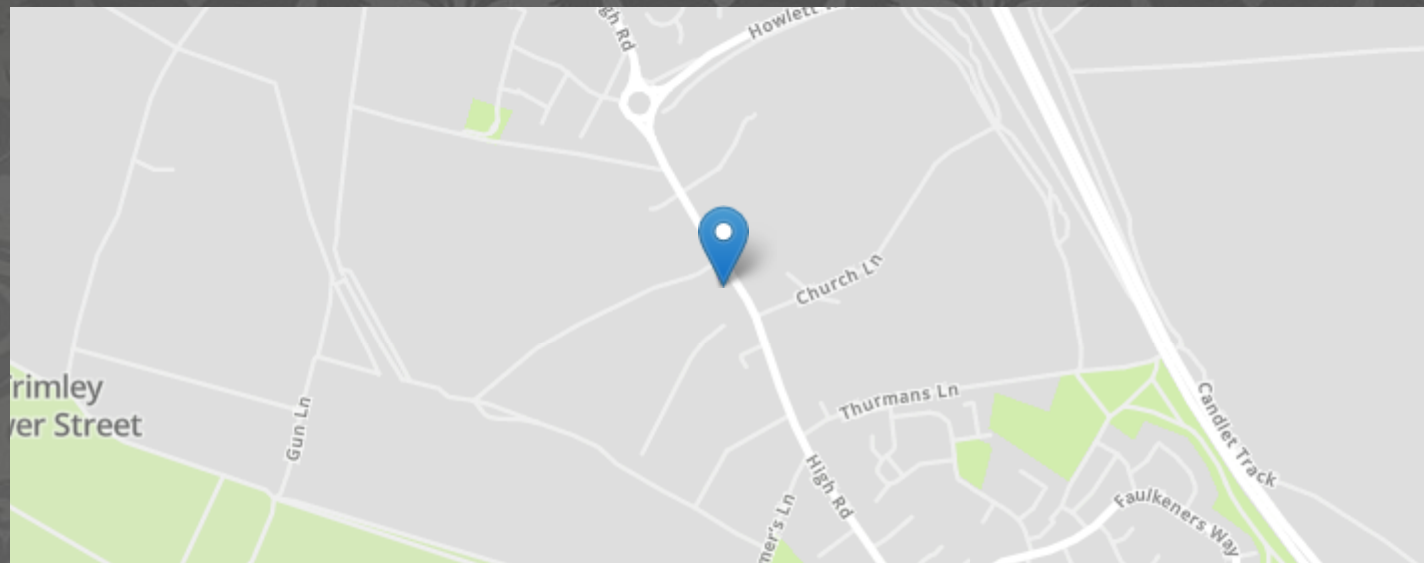


High Road, Trimley St Mary, Felixstowe



- VILLAGE LOCATION OF TRIMLEY ST MARY
- THREE BEDROOMS
- SOUTH WEST FACING GARDEN
- EASY ACCESS TO A12/A14
- SEMI DETACHED HOUSE
- GARAGE & AMPLE OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

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MARKS & MANN



## High Road, Trimley St Mary, Felixstowe

Situated in the popular village of Trimley St Mary is this semi-detached THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN and GARAGE. Accommodation comprises entrance hall, kitchen, sitting/dining room with three bedrooms and a FAMILY BATHROOM upstairs. An early viewing is strongly advised to avoid disappointment.

£335,000



High Road, Trimley St Mary, Felixstowe

Entrance Hall

Under stairs cupboard and doors leading to:

Sitting/dining room

Sitting room 3.94m x 3.62m (12' 11" x 11' 11") - Dining room 3.94m x 3.48m (12' 11" x 11' 5") Originally two reception rooms, the separating wall has been removed to allow an open plan layout. To the front aspect is the living room with bay window and feature fireplace with electric fire. To the rear is the dining room with French doors & picture windows to either side. leading out onto the rear patio.

Kitchen

2.91m x 2.43m (9' 7" x 8' 0") Window to rear and external door to side leading to the garden. Range of matching base and eye level units with worktops over, sink, built-in double oven and four ring gas hob with extractor over, with space and plumbing for a washing machine and fridge/freezer.

First floor landing

Window to side, doors to all three bedrooms and the family bathroom.

Bedroom one

3.95m x 3.70m (13' 0" x 12' 2") Bay window to front with two built in wardrobes.

Bedroom Two

3.95m x 3.70m (13' 0" x 12' 2") Window to rear and built-in wardrobe.

Bedroom three

2.76m x 2.30m (9' 1" x 7' 7") Window to front.

Family Bathroom

Window to rear & side, bath with shower over, hand wash basin, WC, heated towel radiator, storage cupboard housing the boiler.

Outside

The front of the property has a large shingle driveway providing off road parking for multiple cars, leading to the garage 4.17m x 3.01m (13' 8" x 9' 11") with up and over door, power and light connected and a personnel door that leads to the rear garden.

There is a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder predominately laid to lawn and boarded with mature shrubs and trees. The rear picket fencing includes a small gate which allows you to walk through to the neighbouring field and onto the nearby byway.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band C.  
EPC rating C  
Our ref: SM/elr.

Location

Trimley St Mary is a popular village on the east coast with a selection of local shops and amenities, as well as a primary school. Felixstowe seafront is just a short distance away with it's award winning gardens and promenade with many restaurants and bars. For the commuter, Felixstowe town centre has a railway station with a service to Ipswich, which provides a direct link to London Liverpool Street. The A14 is also within easy reach, which in turn connects to the A12 and beyond.

Directions

Using a SatNav, please use IP11 0RQ as the point of destination.

High Road, Trimley St Mary, Felixstowe

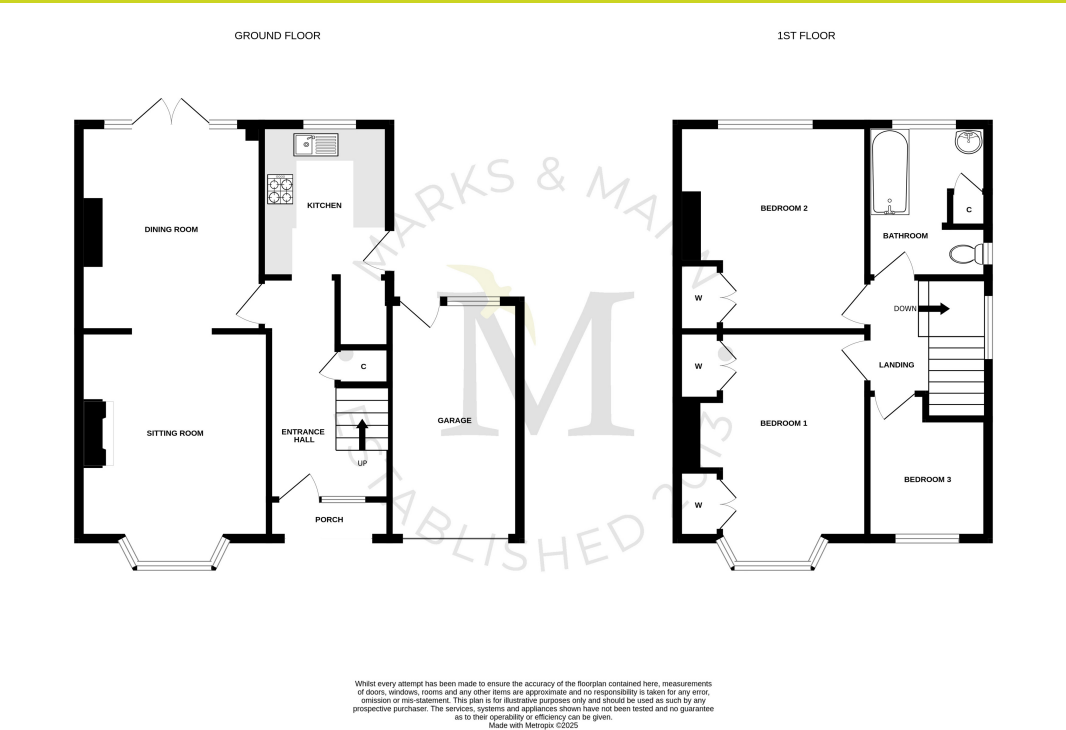
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New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

