

29 Old Kirton Road, Trimley St. Martin, Felixstowe, IP11 0QH



Freehold

Guide Price

£275,000

Subject to contract

No onward chain

- 3 bedrooms
- 1 reception room
- 1 shower room



Enjoying a westerly facing rear garden and being offered for sale with no onward chain, this well presented home offers great space with ample off-road parking.

# Some details

## General information

This well presented family home in the popular village of Trimley St Martin is offered for sale with no onward chain.

As you enter the property the stairs are to your right and straight ahead flows through into the living room which is a good size. The kitchen/dining room is located at the rear of the property and benefits from built in appliances and was updated in recent years. There is a door to the side of the property, leading to the rear garden. On the first floor, three bedrooms, which all have storage, are serviced by a shower room.

## Entrance hall

### Living room

15' 9" x 12' 7" (4.8m x 3.84m)

### Kitchen/dining room

15' 9" x 10' 6" (4.8m x 3.2m)

## Landing

### Bedroom one

13' 5" x 9' 9" (4.09m x 2.97m)

### Bedroom two

13' 1" x 7' 8" (3.99m x 2.34m)

### Bedroom three

9' 9" x 7' 6" (2.97m x 2.29m)

## Shower room

8' 6" x 5' 5" (2.59m x 1.65m)

## The outside

To the front of the property is a paved driveway providing ample off road parking and a gate provides access to the rear garden which is enclosed by fence borders. There is a decked patio to the immediate rear of the property with the remainder of the garden having areas of astro turf, paved pathway, further paved patio and a range of potted plants. There are two garden sheds, one with power connected, an outside tap and light.

## Location

Trimley St Martin is approximately 3 miles from Felixstowe town centre. There is a local pub and shops nearby as well as a church, country walks and there is great convenient access to the A14 towards Ipswich and Woodbridge.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - AB

## Directions

From our Felixstowe office proceed along Hamilton Road to Orwell Hotel roundabout, take the first exit onto High Road East and continue straight onto High Street, Walton. Continue through Trimley St Mary all the way through to Trimley St Martin roundabout and take the second exit into the village. Take the first right into St Martins Green, then left into Old Kirton Road and the property can be found towards the end of the road on the left hand side.

## Further information

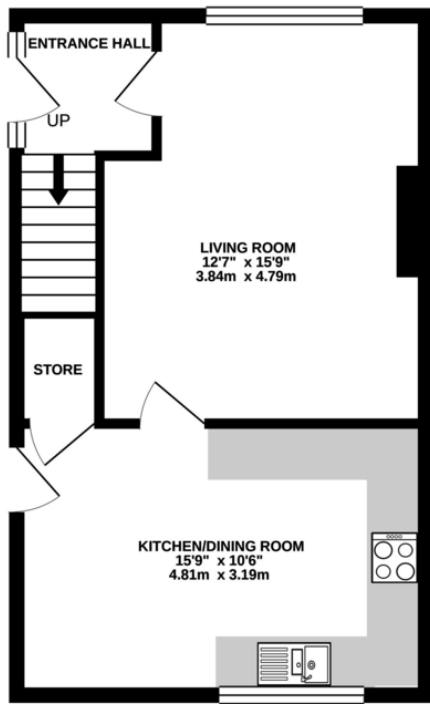
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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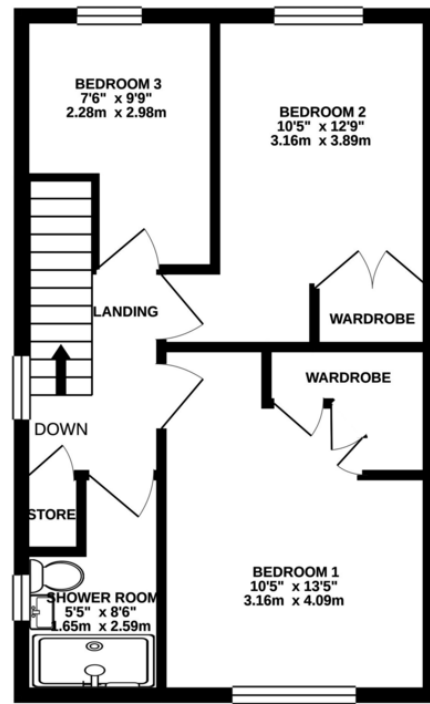
## Viewing

To make an appointment to view this property please call us on 01394 548700.

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or book a viewing

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