



Clare House | Lauds Close | Trimley St. Mary | IP11 0TW

Asking Price £850,000 Freehold



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estate agents

# Clare House, Lauds Close, Trimley St. Mary, IP11 0TW

A superbly presented, extended and modified, five-bedroom detached family residence tucked at the end of an attractive sweeping close within the desirable village of Trimley St. Mary, further benefitting from its own private gated access to Stennetts Playing Field. The generously proportioned accommodation briefly comprises; entrance hall, three receptions including striking open plan lounge-kitchen-diner with connected snug and sitting room, utility, study, master bedroom suite, four further bedrooms, two bathrooms including en-suite, and cloakroom. To the front there is ample off-road parking and access to an integral double garage, whilst to the rear there is a beautifully kept larger garden with dual patio's, garden games room, and fabulous housed swimming pool with integral changing rooms. Approaching 3000sqft, early viewing to fully appreciate the substantial accommodation and plentiful grounds along with impressive entertainment outbuilding facilities is highly recommended.

## FRONT ENTRANCE DOOR TO

### ENTRANCE HALL

Radiator, stairs rising to first floor, Terratini tiled floor, ceiling lights, replacement oak doors to lounge-kitchen-diner, study, and cloakroom.

### LOUNGE-KITCHEN-DINER

27' 6" x 24' 3" approx. max. (8.38m x 7.39m) A quality antique white solid timber framed "Tewkesbury" kitchen comprising inset ceramic one and one half bowl single drainer sink unit with cupboards beneath, work surfaces to the surround with other matching cupboards and drawers under, matching eye level cupboards, integrated fridge, dishwasher and double oven, free standing range style cooker with extractor fan above, breakfast bar, ceiling with spotlights, polished marble tiled flooring, three upright radiators, two large natural light roof lanterns, thermal break double glazed bifold doors opening to rear garden, replacement internal oak bifold doors opening to snug, replacement oak door leading to double garage, further replacement oak door leading to utility room.

### UTILITY ROOM

16' 5" x 6' 2" approx. (5m x 1.88m) Matching quality antique white solid timber frame base and eye level units, inset polycarbonate one and one half bowl single drainer sink unit, spaces for washing machine, tumble dryer and fridge freezer, polished marble tiled flooring, upright radiator, ceiling spotlights, external UPVC door leading to pedestrian side passage, cupboard housing "Ideal" gas boiler.

### SNUG

10' 11" x 8' 5" approx. (3.33m x 2.57m) Double glazed window to rear, ceiling lights, opening through to sitting room.

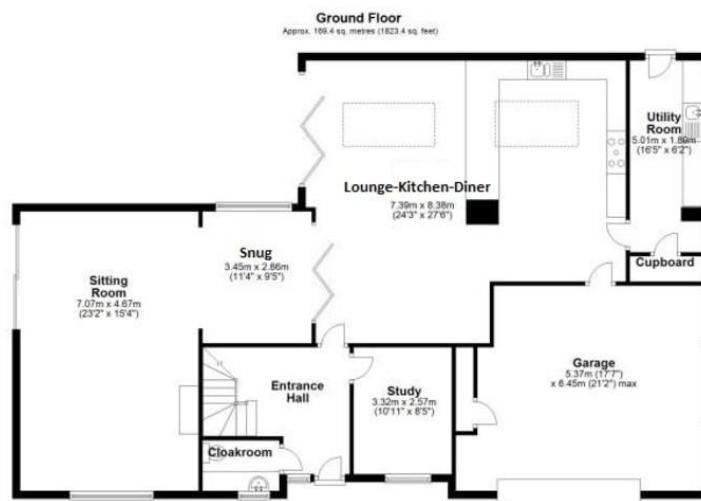
### SITTING ROOM

23' 2" x 15' 4" approx. (7.06m x 4.67m) Double glazed window to front, radiator, coal effect gas fire and mantle set on a marble hearth, ceiling spot lights, double glazed sliding door opening to rear garden.

### STUDY

10' 11" x 8' 5" approx. (3.33m x 2.57m) Double glazed window to front, radiator, grey laminate flooring, ceiling spotlights.





### CLOAKROOM

Double glazed window to front, radiator, low level W.C, inset tabletop wash hand basin with Terratini tiled surround and splashback, Terratini tiled flooring.

### LANDING

A generous landing comprising loft access, ceiling with spotlights, side aspect double glazed window, radiator, doors to:

### MASTER BEDROOM

17' 8" x 13' 2" approx. max. (5.38m x 4.01m) Part sloping ceilings, ceiling with spotlights, side aspect UPVC window, radiator, built-in storage cupboard, further fitted single and double wardrobe, door to:

### EN SUITE

Comprising an enclosed shower cubicle with rainfall style shower attachment, low level W.C and pedestal wash hand basin, bidet, steps leading to large Whirlpool style bathtub, tiled flooring, ceiling with spotlights, marble tiled flooring, extractor fan, heated towel rail, rear aspect double glazed window.

### BEDROOM TWO

14' 2" x 9' 10" approx. (4.32m x 3m) Built in storage cupboard, eaves storage cupboard, radiator, side aspect double glazed window, part sloping ceilings.

### BEDROOM THREE

10' 4" x 9' 1" approx. (3.15m x 2.77m) Built in storage cupboard, eaves storage cupboard, radiator, side aspect double glazed window, part sloping ceilings.

### BEDROOM FOUR

11' 4" x 8' 11" approx. (3.45m x 2.72m) Front aspect double glazed window, radiator, ceiling with spotlights, built-in storage cupboard.

### BEDROOM FIVE

10' 7" x 7' 3" approx. (3.23m x 2.21m) Two rear aspect double glazed windows, radiator, ceiling with spotlights.

### FAMILY BATHROOM

11' 3" x 7' 7" approx. (3.43m x 2.31m) Comprising an inset bath tub with mixer tap and shower attachment over, low level W.C and pedestal wash hand basin, enclosed shower cubicle, marble tiled flooring, fully tiled walls, heated towel rail, ceiling with spotlights, rear aspect double glazed window, extractor fan.

### REAR GARDEN

A well maintained private landscaped rear garden with tall fencing and established trees to the boundaries, mainly laid to lawn with granite finish Drivesett Argent paved pathway and patio area, pedestrian gate to front.

### DETACHED POOL HOUSE

42' x 30' approx. (12.8m x 9.14m) With all utilities connected, tiled flooring throughout housing a 35'0" x 20'0" heated swimming pool (approx. 7'6" at its deepest), radiators, 2 private changing cubicles and shower room, ceiling with spotlights, single door and further french doors opening to onto rear garden patio area.

### DETACHED GAMES ROOM/OFFICE

With all utilities and power connected, double glazed window, radiator.

### FRONTAGE

A Presscrete block paved frontage providing ample driveway parking, brick walls and established trees to the borders, pedestrian gate to rear.

### DOUBLE GARAGE

Automatic up and over door, insulated, power and light connected, pedestrian replacement oak door to main accommodation.

## EAST SUFFOLK COUNCIL

Tax band F - Approximately £2,754.30 PA (2022-2023).

## NEARBY SCHOOLS

Trimley St. Mary Primary and Felixstowe High.

## Energy performance certificate (EPC)

LAUDS CLOSE  
TRIMLEY ST MARY  
IP11 0TW

Energy rating  
**D**

Valid until: 3 November 2030  
Certificate number: 4190-1144-0722-6006-3903

Property type: Detached house

Total floor area: 247 square metres

### Rules on letting this property

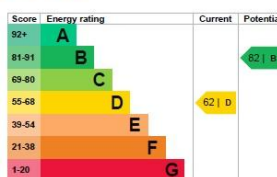
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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