

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



Freehold

Guide Price

£375,000

Subject to contract

Extended

accommodation

2 double bedrooms

Sitting room

25' conservatory

Shower room, bathroom & en-suite



Some details

General information

This substantial two bedroom semi-detached house is located in the sought-after village of Trimley St. Martin, on the outskirts of Felixstowe, surrounded by a number of amenities and affording excellent access to the A12/14.

The property has been extended to provide a main bedroom with en-suite, study/dressing room which could be converted into a third bedroom, utility room with ground floor shower room and a large conservatory overlooking the garden.

The accommodation comprises a lobby with under-stairs storage and door to the kitchen/breakfast room which has a tiled floor, window to the front and openings through to the utility room, conservatory and sitting room. The kitchen has a range of freestanding base level units with wooden work surfaces, shelving, butler sink, spaces for a range style cooker and dishwasher. The utility room has base and eye level cupboards with work surfaces, sink and there is space for a washing machine. It has a window overlooking the rear, door out to the garden and double doors opening into a shower room with WC, basin and shower.

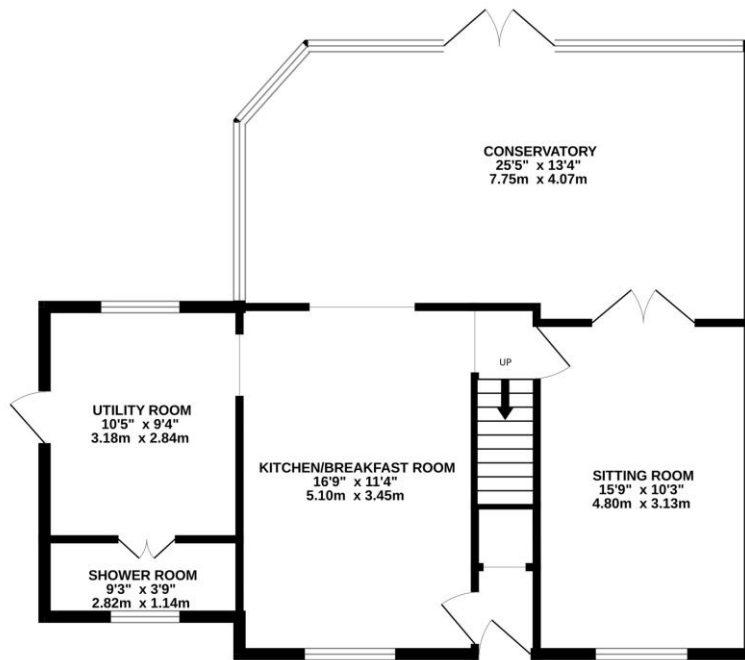
On the opposite side of the property is the sitting room which has an open fire, window to the front, double doors opening into the 25' conservatory which has double doors opening onto the garden.

The first floor landing has a window to the front and doors off to a dual aspect bedroom with built-in storage. Opposite is a good size bathroom with white suite comprising basin, WC and freestanding roll top bath. At the rear of the property is a study/dressing room which could be altered to create a third bedroom and has a door to the main bedroom which also has a dual aspect and door to an en-suite with shower and WC.

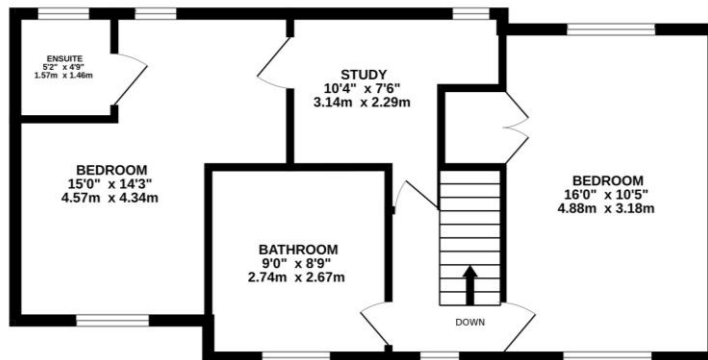


Situated in a sought-village location is this extended semi-detached house with good size mature garden and parking.

GROUND FLOOR



1ST FLOOR





Lobby

Kitchen/breakfast room

16' 9" x 11' 4" (5.11m x 3.45m)

Utility room

10' 5" x 9' 4" (3.18m x 2.84m)

Shower room

9' 3" x 3' 9" (2.82m x 1.14m)

Sitting room

15' 9" x 10' 3" (4.8m x 3.12m)

Conservatory

25' 5" x 13' 4" (7.75m x 4.06m)

Landing

Bedroom one

15' x 14' 3" (4.57m x 4.34m)

Ensuite

5' 2" x 4' 9" (1.57m x 1.45m)

Bedroom two

16' x 10' 5" (4.88m x 3.18m)

Study/dressing room

10' 4" x 7' 6" (3.15m x 2.29m)

Bathroom

9' x 8' 9" (2.74m x 2.67m)



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Particulars for 48 Old Kirton Road, Trimley St. Martin, Felixstowe, IP11 0QH

Outside

At the front of the property is a parking space and path that leads into a generous front garden stocked with a number of shrubs and borders with path leading to the front door.

The rear garden is a generous size with central lawn, various seating areas including a shingle area to the bottom of the garden, mature borders, trees and shrubs. There is a wooden shed/workshop at the bottom of the garden which has power and light connected and there are outside taps to both the front and the rear.

Location

The property is located within the village of Trimley St. Martin which offers great access to the A14 heading towards Ipswich and Woodbridge. In the village there is a local pub, farm shop, sports & social club and a butchers. Pleasant walks are also close by including down towards the River Orwell and Trimley Marshes.

Important information

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

Tenure - Freehold

Council tax band - B

EPC - tbc

Our ref; CJJ

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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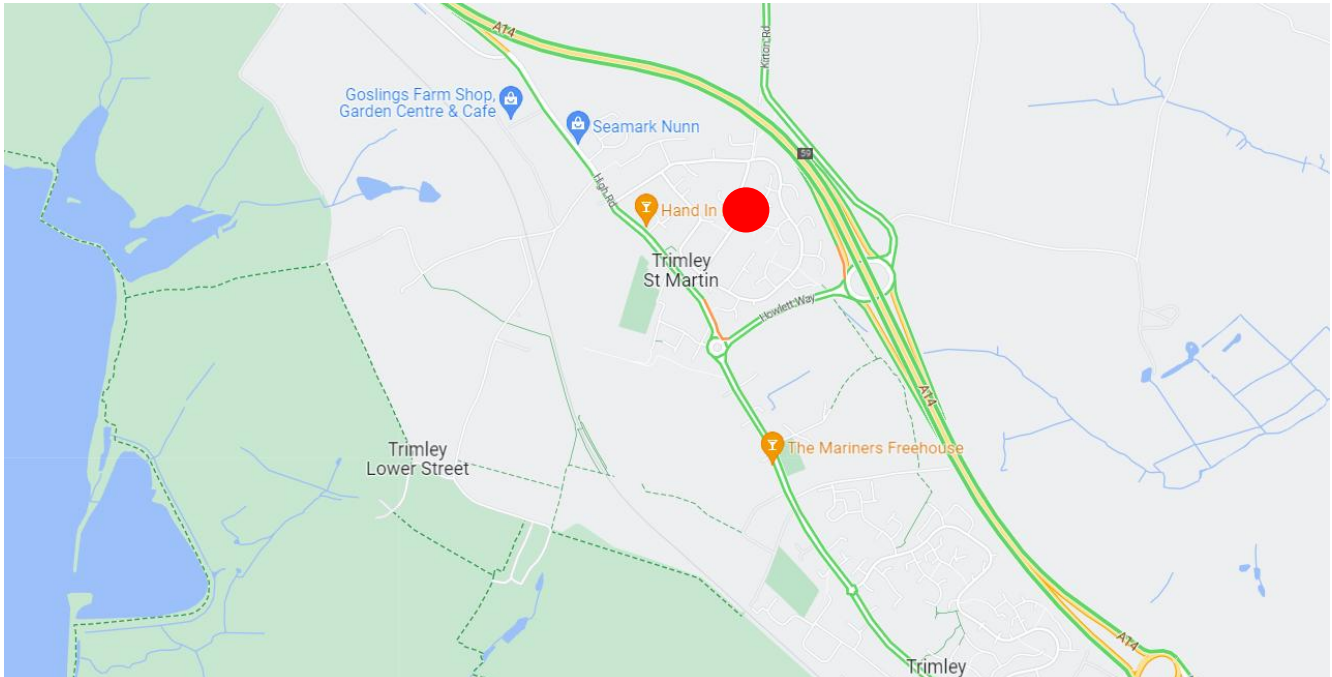
Viewing

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

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Directions

From our Hamilton Road office proceed North to the Orwell Hotel roundabout and take the second exit onto Beatrice Avenue. At the next roundabout take the first exit onto Grove Road. Take the second exit at the following roundabout onto Candlet Road and continue until you reach the Dock Spur roundabout. Enter onto the A14 by taking the second exit and at the first slip road veer left towards the Trimley villages and Kirton. Take the first exit onto Howlett Way and then the third exit at the next roundabout onto High Road. Take the next turning on the right onto St Martins Green, left into Old Kirton Road. Follow the road for some distance where the property can be found on the right hand side.

To find out more or book a viewing

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