



11 Mill Close, Trimley St. Martin, Felixstowe, IP11 0RW

£475,000 IMPRESSIVE DETACHED FAMILY HOME WITH ANNEXE

DIAMOND

MILLS

Established 1908

A rarely available and significantly extended and modernised four bedroom detached house with an impressive ground floor annexe, making the property ideal for multi generational living and boasting a low maintenance west facing rear garden and a generous size driveway providing off street parking for up to six vehicles.

UPVC DOUBLE GLAZED ENTRANCE DOOR TO:-

ENTRANCE HALL

16' 7" x 4' 9" (5.05m x 1.45m) Tiled floor. Radiator. Staircase to first floor. Built in storage cupboard. Under stairs storage cupboards. Doors off to:-

GROUND FLOOR CLOAKROOM WC

White suite comprising vanity wash hand basin, low level WC, tiled floor, extractor fan, window to front aspect.

LIVING ROOM

16' 1" x 12' 2" (4.9m x 3.71m) Engineered oak flooring. Feature marble fireplace with gas fire (not tested). Bay window to front aspect. Coving.

KITCHEN DINER

32' 7" x 8' 11" (9.93m x 2.72m) Tiled floor. A stunning contemporary kitchen designed to provide a breakfast bar, a variety of cupboards and drawers, Granite work tops and upstands, built in appliances to include a dishwasher, plumbing for automatic washing machine and tumble dryer, built in under counter freezer, space for Rangemaster style cooker, space for tall single door fridge freezer.

One and a half bowl BLANCO sink with drainer. The end wall is fully tiled above the base level units. Vertical radiator. Two windows to rear aspect with fitted vertical blinds. Internal door to Ground Floor Annex accommodation.

DINING AREA

9' 10" x 8' 11" (3m x 2.72m) Tiled floor. Space for dining table. Bi-folding doors to:-

GARDEN ROOM (FORMERLY CONSERVATORY)

13' 2" x 10' 2" (4.01m x 3.1m) Tiled floor. Two sky lights. Of UPVC construction, sliding doors to rear garden. Window to rear and side aspects.

THE ANNEXE

ROOM 1 / POTENTIAL BEDROOM OR LOUNGE

11' 3" x 9' 00" (3.43m x 2.74m) Vinyl flooring. Window to side aspect. Sliding door to:-

ENSUITE SHOWER ROOM

White comprising low level WC, vanity wash hand basin, shower cubicle, extractor fan and light.

ROOM 2/POTENTIAL BEDROOM OR LOUNGE

11' 4" x 9' 5" (3.45m x 2.87m) Vinyl flooring. Radiator. Vanity wash hand basin. Bay window to rear aspect. Private entrance door leading out to the driveway of the property.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access with drop down ladder. Doors leading off to:-
Sliding door to:-

BEDROOM ONE

19' 9" x 11' 6" (6.02m x 3.51m) Laminate flooring. Radiator. Dual aspect with windows to front and side aspects. Door to:-

ENSUITE WC

Low level WC. Tiled floor. Vanity wash hand basin, chrome heated towel rail, window to rear aspect.

BEDROOM TWO

12' 3" x 11' 6" (3.73m x 3.51m) Laminate flooring. Radiator. Window to front aspect.

BEDROOM THREE

11' 7" x 9' 11" (3.53m x 3.02m) Laminate flooring. Radiator. Window to rear aspect. Coving.

FAMILY BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin, bath unit, shower cubicle, built in cupboard housing gas fired boiler. Chrome heated towel rail. Fully tiled floor and walls. Window to rear aspect.

BEDROOM FOUR

8' 2" x 7' 5" (2.49m x 2.26m) Radiator. Window to front aspect.

OUTSIDE

The property is situated on a corner plot and is enclosed by fencing to boundaries. To the front of the property is an impressive driveway providing off street parking for up to six vehicles with a car port with pitched roof. There are some shrubs to the south boundary and there is a pedestrian gate down the south side of the property leading to the rear garden.

The west facing rear garden measures approximately 45ft in width x 32ft in depth and has been landscaped for easy maintenance mainly laid with artificial grass and paving. There is a seating area with an extending awning to cover. Slightly raised flower and shrub border on the northern boundary of the rear garden. External water tap on rear of property and further external water tap on northern side of property. Gate providing access on the north side of the property to an area with three storage sheds.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is C (72) with a potential rating of B (83) and the current energy performance certificate is valid until 11th September 2033.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.



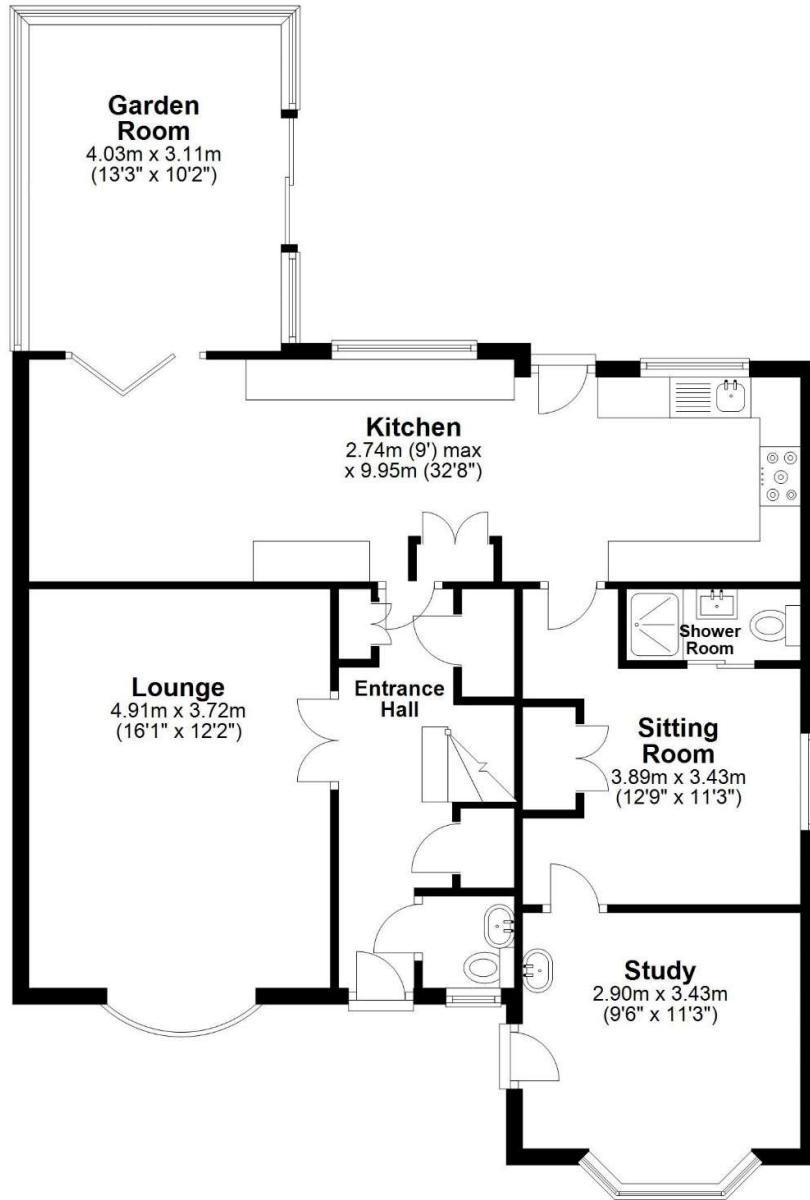
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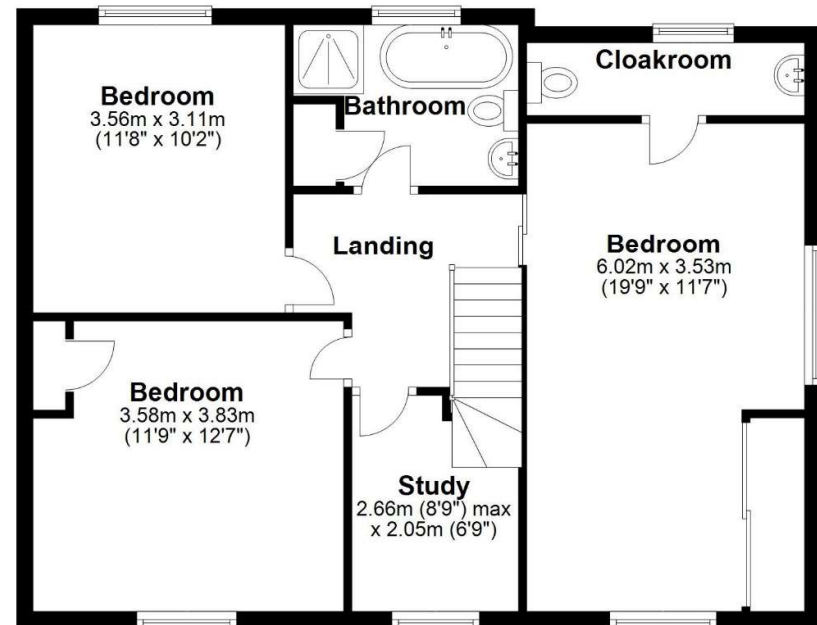
Ground Floor

Approx. 93.1 sq. metres (1001.9 sq. feet)



First Floor

Approx. 69.2 sq. metres (744.4 sq. feet)



Total area: approx. 162.2 sq. metres (1746.3 sq. feet)