



11 Craig Close, Trimley St. Martin, Felixstowe, IP11 0UX

£250,000 TWO BEDROOM HOUSE WITH EXTRA GARDEN

**DIAMOND
MILLS**

Established 1908

Situated in a cul-de-sac of Trimley St Martin, a well presented and modernised two bedroom end of terrace house seemingly ideal as a first time purchase or buy to let investment with the bonus of an additional garden area 63ft long by 34 ft wide.

In addition to the two bedrooms further accommodation consists of an entrance hall, a lounge, a kitchen / dining room and bathroom.

Off street parking is allocated for two vehicles.

The gardens to the property are particularly well maintained with the garden adjoining the property extending to approximately 40 ft in depth and being beautifully planned, landscaped and planted.

The additional garden area almost opposite extends to approximately 63ft in depth x 34ft in width, is enclosed, laid to lawn, and houses a 12ft by 12ft log cabin style summerhouse / office with light and power connected.

Trimley St Martin is a popular residential location with many pleasant rural walks leading to the rivers Orwell and Deben.

The village also offers good public transport links with regular bus services to both Felixstowe and Ipswich as well as local shopping facilities.

UPVC ENTRANCE DOOR LEADING TO

ENTRANCE HALL

Under stairs storage cupboard, doors leading to:-

KITCHEN

12' 6" x 8' 7" (3.81m x 2.62m) Contemporary Shaker style kitchen consisting of a range of eye and base level units with solid wood work tops and tiled splash backs. Wood effect laminate flooring. Vertical radiator. Four ring gas hob with extractor hood over and under counter single electric oven below. Ceramic single bowl sink with hot and cold water tap. Plumbing for automatic washing machine. Space for fridge freezer. Sliding doors to patio.

LIVING ROOM

17' 5" x 12' 6" (5.31m x 3.81m) Wood effect laminate flooring. Radiator. Window to front aspect. Staircase to first floor.

FIRST FLOOR LANDING

8' 8" x 3' 00" (2.64m x 0.91m) Window to side aspect, doors leading off to:-

BEDROOM ONE

12' 6" x 8' 5" (3.81m x 2.57m) Fitted carpet. Window to front aspect, radiator.

BEDROOM TWO

12' 6" x 8' 7" (3.81m x 2.62m) Fitted carpet. Window to rear aspect. Radiator.

SHOWER ROOM

9' 4" x 5' 5" (2.84m x 1.65m) Contemporary modernised suite consisting of vinyl flooring, heated towel rail, vanity wash hand basin, low level WC, built in storage cupboard, shower cubicle with rainwater shower and a separate shower hose. Extractor fan.

OUTSIDE THE PROPERTY

The property is situated within a cul de sac location and has two allocated off street parking spaces

REAR GARDEN ADJOINING HOUSE

An impressive established rear garden, landscaped and planted, consisting of raised flower beds set in railway sleepers, also an area to the rear aspect and a garden pond.

SEPARATE GARDEN AREA

63' 00" x 34' 00" (19.2m x 10.36m) A highly unusual feature and making the property possibly unique. A second garden area, again well maintained being un-overlooked and being enclosed by fencing. The garden is located approximately 20ft from the main property and has its own gated access. Within the garden area is a 12ft x 12ft log cabin / studio / office with light and power approached via decked area.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

The current energy efficiency rating is D (57) with a potential rating of B (90) and the current energy performance certificate is valid until 20th July 2030.

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.





