



256 High Road, Trimley St Martin, Suffolk, IP11 0RG

£625,000 BUNGALOW WITH ATTACHED ANNEXE

**DIAMOND
MILLS**

Established 1908

A rare opportunity to purchase a unique detached bungalow set on a generous plot with a self contained annexe, offered for sale no onward chain.

FRONT ENTRANCE

Entrance door with matching side panel to:-

ENTRANCE HALL

"L" shaped with radiator, built in cupboard, loft access, doors off to:-

BEDROOM ONE

13' 11" x 13' 9" (4.24m x 4.19m) Radiator. Bay window to front aspect. Windows on both sides of room. Built in wardrobes.

KITCHEN DINER

15' 11" x 13' 11" (4.85m x 4.24m) Tiled floor. Radiator. Window to side and rear aspects. Floor to ceiling built in cupboards. Cupboard housing gas fired boiler. Fitted kitchen consisting of a range of eye and base level light and dark wood units, laminate work tops and tiled splash backs, built in double oven, stainless steel single sink unit with drainer, four ring gas hob with extractor hood over. Integrated appliances to include dishwasher and integrated under counter fridge. Two windows to rear aspect and window to side aspect. Door to:-

CONSERVATORY

19' 5" x 11' 10" (5.92m x 3.61m) Of brick and UPVC double glazed construction. Tiled floor. French doors to rear garden. Additional single door to side. Windows to side and rear aspects.

BATHROOM

Amtico flooring. Fully tiled walls. White suite comprising low level WC with hidden cistern and vanity wash hand basin, wall cupboard, bath, separate walk in shower, obscured window to rear aspect.

BEDROOM TWO

10' 2" x 10' 00" (3.1m x 3.05m) Radiator. Window to front aspect. Built in wardrobe.

LOUNGE DINER

24' 11" x 16' 10" (7.59m x 5.13m) Two radiators. Windows to front and rear aspects. Sliding doors to rear garden.

DOOR TO ATTACHED ANNEXE

KITCHEN/LOUNGE

18' 10" x 16' 2" (5.74m x 4.93m) Radiator. Windows to front and side aspects. Separate front entrance door. Fitted base units with laminate work tops and tiled splashbacks and double eye level cupboard. Stainless steel sink with drainer. Freestanding oven with extractor above. Tiled floor in kitchen area and carpet in lounge area. Internal door to:-

ANNEXE BEDROOM

16' 2" x 10' 11" (4.93m x 3.33m) Radiator. Window to side aspect. Sliding doors to rear garden. Built in cupboard. Door to:-

ENSUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin, shower cubicle with shower fitment, chrome heated towel rail, tiled floor, tiled walls, obscured window to side aspect.

OUTSIDE

The bungalow is set back from the High Road and a pair of wrought iron gates provides access to the driveway which leads down to a parking area in front of the car port and garage. The front garden is mainly laid to lawn with a pathway leading to the front entrance in between shrub and rose borders. The front (south) and side (east) boundary is screened by hedging and trees and the other side (west) boundary has a brick built wall and right of access down the adjacent track.

The rear garden is mainly laid to lawn with a patio in the centre with shrub borders and adjoining a brick built workshop with power connected. Greenhouse included. There is a further patio area which can be accessed from the lounge diner of the bungalow. There is a brick built wall on the rear (north) boundary and a garden shed is located on the side (east) of the property.

GARAGE

18' 4" x 12' 1" (5.59m x 3.68m) Window on both sides. Service door to side. Up and over door to front. Light and power connected. Inspection pit.

Attached to the back of the garage is a separate WC and a storage room measuring 12'1" by 9'6" with a window to the rear.

COUNCIL TAX BAND

Band F.

ENERGY PERFORMANCE CERTIFICATE

The current energy performance rating is D (65) with a potential rating of C (78) and the current EPC is valid until 6th May 2034.

AGENTS NOTE

This sale is subject to a grant of probate and the Vendor informs us there are three solar panels on the front elevation of the roof which contribute to the heating of the hot water.

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.





