



24 Grimston Lane, Trimley St. Martin, Felixstowe, IP11 0RU

£300,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

A charming detached two-bedroom bungalow, pleasantly positioned along Grimston Lane on the outskirts of Trimley St Martin and enjoying open views over adjacent farmland. The property benefits from an attractive "in and out" driveway providing ample off-road parking, a large garage, and well-maintained gardens to both the front and rear. The accommodation includes a comfortable living room, a spacious kitchen/diner and a modern shower room, all set within an idyllic semi-rural location.

RECEPTION HALL

13' 6" x 4' (4.11m x 1.22m) There is a radiator in the hall and access to a loft void.

LIVING ROOM

17' 9" x 11' 9" (5.41m x 3.58m) The focal point of the room is an open fireplace. There is a radiator in this room and sliding doors lead to the Kitchen/dining room.

KITCHEN/DINING ROOM

17' x 11' 9" (5.18m x 3.58m) Fitted with a range of wall and base units and an inset stainless steel sink unit with single drainer. There is an electric cooker point, and a cupboard houses the Baxi balanced flue gas fired boiler. A door leads into the rear porch.

REAR PORCH

6' 9" x 4' 2" (2.06m x 1.27m) With external half glazed door and a door into the garage.

BEDROOM (NE,NW&SW)

15' 6" x 9' 9" (4.72m x 2.97m) A lovely light double bedroom with a radiator.

BEDROOM (SE)

11' 3" x 11' 9" (3.43m x 3.58m) Another double bedroom with fitted wardrobes and a radiator.

SHOWER ROOM (NW)

6' 9" x 8' 6" (2.06m x 2.59m) Fitted with a three-piece suite comprising shower, pedestal wash basin and low-level WC. There is a radiator in this room and the airing cupboard housing the pre-lagged hot water cylinder.

GARAGE

26' x 18' (7.92m x 5.49m) maximum There is power and light connected, plumbing for a washing machine and a radiator in the garage.

OUTSIDE

The bungalow is approached via an "in and out" drive which provides off road parking. The remainder of the front garden is set behind a hedge to the roadside, and the landscaping includes a pond. The rear garden is triangular and adjoins farmland. There is a sizeable terrace and lawn. The rear garden is enclosed.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D (59) with a potential of C (79) which is valid until January 31, 2036

COUNCIL TAX BAND

D

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.

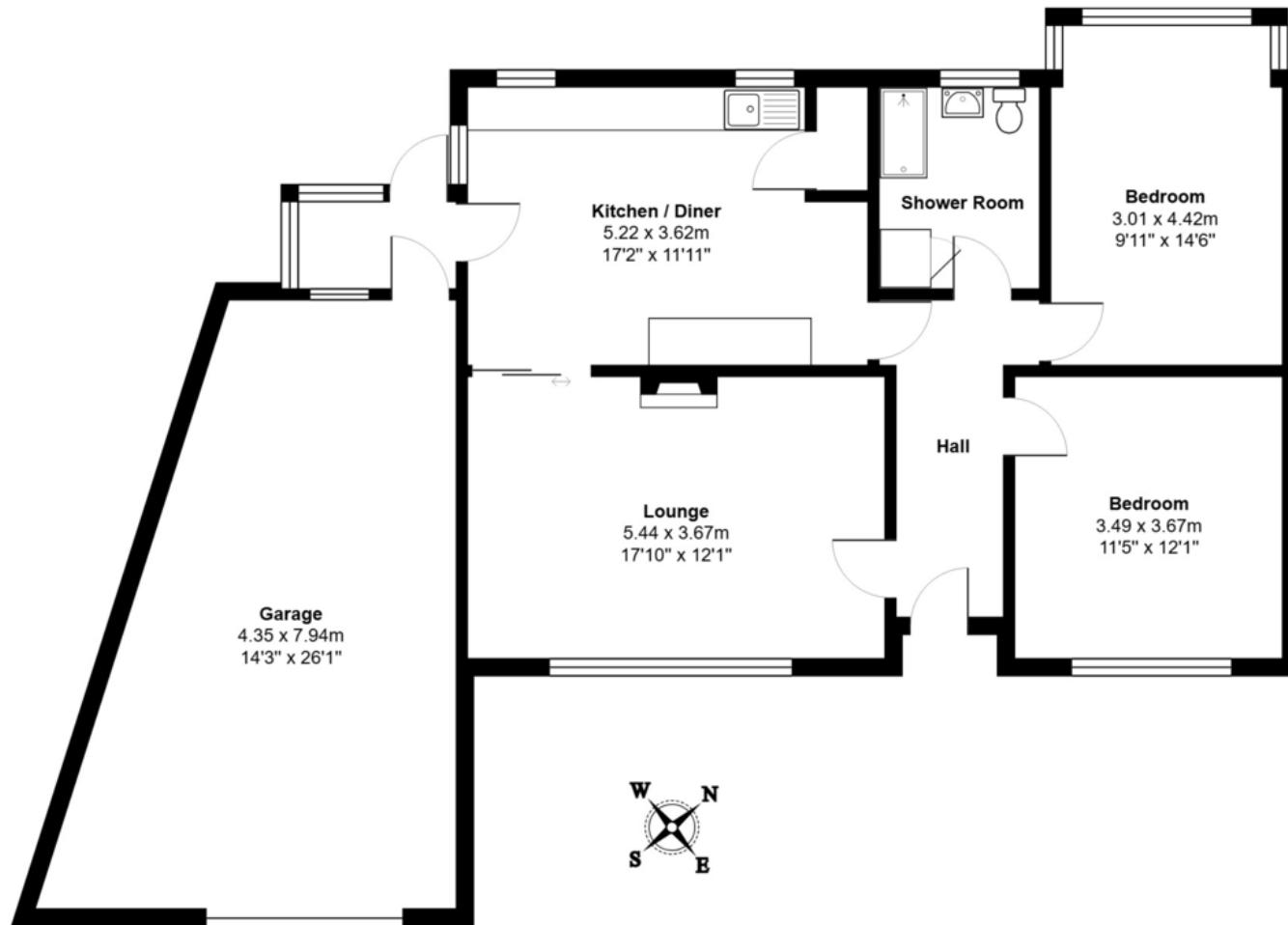
VACANT POSSESSION ON COMPLETION

VIEWING

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







Total Area: 117.6 m² ... 1266 ft²