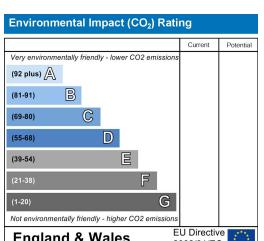
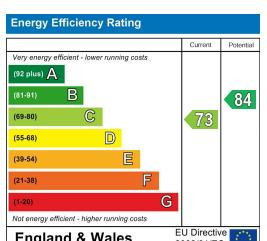


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or planning purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



85 St. Martins Green, Trimley St

Martin IP11 0YD

£440,000

AN EXTENDED four bedroom DETACHED family house situated in the village of Trimley St Martin ideally located for the coast and countryside. This SPACIOUS home is in good decorative order and benefits from a 23ft open plan kitchen/diner, 23ft lounge, study, family bathroom and en-suites to bedroom one & two. With a large rear garden, ample parking, log cabin, double length garage and no onward chain.



85 St. Martins Green, Trimley St Martin, IP11 0YD

Trimley St. Martin is a popular village situated three miles from Felixstowe and six miles from Ipswich. Both Ipswich and Trimley stations provide a direct service to London's Liverpool Street Station by rail.

Local amenities include Trimley St Martin Primary School, two public houses and a post office with village shop. Felixstowe has a range of high street shops and Morrisons, Tesco, Aldi & Lidl are all close by.

Double glazed door to...

ENTRANCE HALL:

Door to cloakroom, stairs to 1st floor, radiator, doors off.

CLOAKROOM:

There is a useful lobby with a double glazed window to front, radiator, tiled floor and sliding door to the cloakroom with a W.C, hand wash basin, part tiled, towel radiator and extractor.

LOUNGE: 23'8 x 12'4 (7.21m x 3.76m)

Double glazed window to front, laminated flooring, 2 radiators, door to study, sliding doors to the kitchen/diner.

STUDY: 7'2 x 7' (2.18m x 2.13m)

Storage space under stairs and a radiator.

KITCHEN/DINING ROOM: 23'6" x 11'8" (7.16m' x 3.56m')

Double glazed window to rear and double doors to the garden. A range of wall and base units, drawers, work tops, 1 & 1/2 bowl sink and drainer with waste disposal, electric double oven and ceramic hob with extractor over, integrated fridge & dishwasher, concealed under unit lighting & tiled floor.

UTILITY ROOM: 4'10" x 7' (1.47m' x 2.13m)

Walla nd base units, space for washing machine, fridge/freezer and tumble dryer, extractor, radiator and a tiled floor.

1st FLOOR LANDING:

Airing cupboard, loft access and doors off.

BEDROOM 1: 16'2 x 10'6" (4.93m x 3.20m')

Double glazed window to rear, fitted wardrobes, door to...

EN-SUITE:

Double glazed window to front, bath with mixer tap, separate shower cubicle with mosaic tiles, W.C, hand wash basin and vanity unit, tiled walls & floor, towel radiator and extractor fan.

BEDROOM 2: 10'6" x 9'4" (3.20m' x 2.84m')

Double glazed window to front, fitted wardrobes, radiator and door to...

EN-SUITE:

Double glazed window to side, shower cubicle, W.C, hand wash basin, towel radiator, tiled walls & floor and an extractor fan.

BEDROOM 3: 10'6" x 9'4" (3.20m' x 2.84m')

Double glazed window to rear, fitted wardrobes and a radiator.

BEDROOM 4: 7'4 x 6'2" (2.24m x 1.88m')

Double glazed window to rear and a radiator.

FAMILY SHOWER ROOM:

Double glazed window to front, walk in double shower cubicle, hand wash basin and vanity unit, W.C, tiled walls and floor, towel radiator and extractor fan.

OUTSIDE:

To the front the property benefits from a block paved driveway providing parking for several vehicles. Side access leads to the side via a gate.

The enclosed and well kept rear garden is mainly lawn with a patio area and hedges to sides. There is a further raised patio, shed and 9ft 8 x 9ft 8 log cabin with power connected.

GARAGE/WORKSHOP: 24' x 11'6 (7.32m x 3.51m)

With a roller door, power & light connected, double glazed door to rear garden and housing the Baxi combine boiler.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

