



The Josselyns | Trimley St. Mary | Felixstowe | IP11 0XW

Guide Price £285,000

NICHOLAS
— ESTATES —

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Felixstowe | IP11 0XW
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A well presented, three bedroom detached family house with a fully enclosed garden, set in a cul-de-sac location, situated within the popular village of Trimley St. Mary. The accommodation comprises, entrance hall, cloakroom, generous lounge and kitchen/diner providing access to the conservatory. The first floor offers, master bedroom, two further bedrooms and bathroom. The property benefits gas fired central heating and uPvc double glazed windows and doors throughout. Outside the property benefits off road parking and a single garage and a fully enclosed rear garden.

- Detached Family House
- Three Bedrooms
- Conservatory
- Fully Enclosed Rear Garden
- Off Road Parking & Garage

Entrance Hall

Side aspect double glazed entry door, wood effect flooring, radiator and stairs to 1st floor, doors to;

Cloakroom

Front aspect double glazed window, extractor fan, low level flush w/c, vanity unit with hand wash basin, radiator and wood effect flooring.

Lounge

20'5 x 11'6 (6.22m x 3.51m)

Front aspect double glazed window, radiator and carpet.



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Kitchen/Diner

14'6 x 9'3 (4.42m x 2.82m)

Rear aspect double glazed door to conservatory, rear aspect double glazed window, understairs cupboard, wood laminate flooring, space for washing machine, gas hob with extractor hood over, electric double oven, work surface with 1.5 bowl sink & drainer and recessed spot lights.

Conservatory

13'1 x 8'2 (3.99m x 2.49m)

Side aspect double glazed door, rear & side aspect double glazed windows and wood laminate flooring.

Landing

Side aspect double glazed window, carpet, loft access, airing cupboard with gas fired boiler, doors to;

Bedroom 1

13'3 x 8'3 (4.04m x 2.51m)

Front aspect double glazed window, radiator and carpet.

Bedroom 2

10'8 x 8'4 (3.25m x 2.54m)

Rear aspect double glazed window, radiator and carpet.

Bathroom

Rear aspect double glazed window, heated towel rail, tiled flooring, vanity unit with wash basin and dual flush w/c, tiled walls, recessed spot lights and panelled bath with shower over.

Bedroom 3

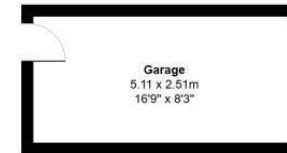
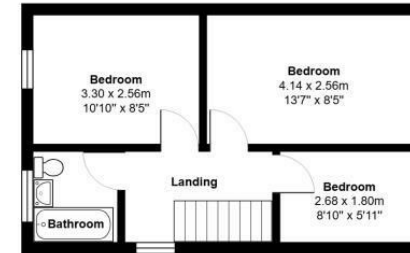
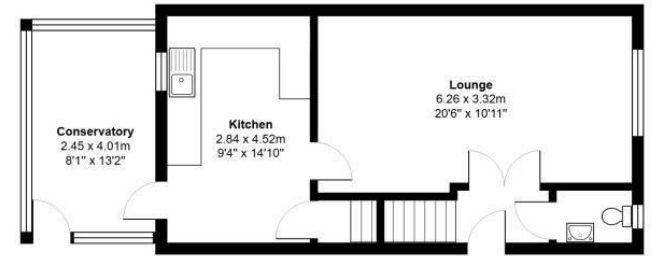
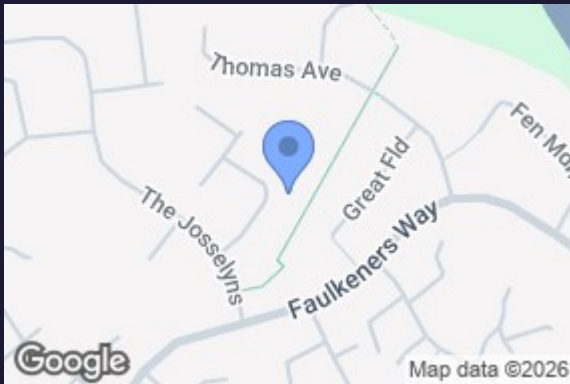
8'5 x 6'0 (2.57m x 1.83m)

Front aspect double glazed window, radiator and carpet.

Garage

17'0 x 8'11 (5.18m x 2.72m)

Up & over door, power and light.



Total Area: 99.8 m² ... 1075 ft²

Council Tax Band **C** EPC Rating **C**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) A	87
(81-111) B	
(59-80) C	74
(35-58) D	
(29-34) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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