



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		84
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Fen Meadow, Trimley St. Mary

£325,000

3 Bedroom(s) 2 Bathroom(s) 2 Reception(s)

To arrange a viewing of this property, or book a free valuation of your home call 01394 282828

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Property Description

A well presented three bedroom detached family house situated at the end of a quiet cul-de-sac location in the popular village of Trimley St Mary. The accommodation comprises, entrance hall, cloakroom, lounge, dining room, kitchen and utility room to the ground floor. The first floor offers, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Outside the property benefits off road parking, single detached garage and a fully enclosed rear garden. The property is offered with no onward chain.

Features Include

Also...



Main accommodation

Entrance Hall

Front aspect double glazed door, radiator, carpet, storage cupboard and doors leading to:

Cloak Room

Side aspect double glazed window, low level flush W/C, handwash basin, tiled floor and walls.

Lounge Feet: 15' 4" x 12' 7" | Meters: 4.67 x 3.84

Front aspect double glazed window, radiators, carpet, stairs to first floor and doors leading to:

Dining Room Feet: 9' 2" x 8' 1" | Meters: 2.79 x 2.46

Rear aspect double glazed patio doors, carpet, radiator and door leading to:

Kitchen Feet: 9' 9" x 7' 3" | Meters: 2.97 x 2.21

Rear aspect double glazed window, vinyl flooring, work surface, one and half bowl stainless steel sink and drainer, base units and open to:

Utility Feet: 7' 6" x 4' 8" | Meters: 2.29 x 1.42

Side aspect double glazed door, radiator, vinyl flooring, worksurface, stainless steel sink and drainer, space for washing machine and partly tiled walls.

Landing

Side aspect double glazed window, carpet, loft access and doors leading to:

Bedroom One Feet: 12' 5" x 10' 2" | Meters: 3.78 x 3.10

Rear aspect double glazed window, radiator, carpet, fitted wardrobe and doors leading to:

En-suite

Rear aspect double glazed window, radiator, tiled floor and walls and tiled shower cubicle.

Bedroom Two Feet: 10' 7" x 10' 2" | Meters: 3.23 x 3.10

Front aspect double glazed window, radiator and carpet.

Bathroom

Rear aspect double glazed window, tiled floor and walls, airing cupboard with combi boiler, low level flush W/C, handwash basin, radiator and panelled bath.

Bedroom Three Feet: 9' 0" x 7' 4" | Meters: 2.74 x 2.24

Front aspect double glazed window, radiator and carpet.

