



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		83
69-80 C	72	
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	



Mill Close, Trimley St. Martin

£475,000

4 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

An exceptionally well presented four bedroom detached family house with a ground floor annexe situated in the popular village of Trimley St Martin. The accommodation comprises, entrance hall, cloakroom, lounge with gas fire, modern fitted kitchen/diner and conservatory, the ground floor also provides access to the annexe providing a flexible family living arrangement. The first floor offers, master bedroom with en-suite W.C, three further bedrooms and family bathroom. Outside the property is approached via a generous driveway providing off road parking for several vehicles and a detached timber framed car port, to the rear there is a fully enclosed, landscaped and low maintenance.

Features Include

Detached Family House with Annex
Four Bedrooms
Kitchen/Diner

Also...

Conservatory
Landscaped Rear Garden
Car Port & Driveway

Main accommodation

Entrance Hall

Front aspect double glazed door, tiled floor, radiator, storage cupboard, downstairs cupboard and doors to:

Cloakroom

Front aspect double glazed window, tiled floor, low level flush WC, hand wash basin and extractor fan.

Lounge Feet: 16' 1" x 12' 2" | Meters: 4.90 x 3.71

Front aspect double glazed bay window, wood laminate floor, wall down lights and fireplace with gas fire.

Kitchen Feet: 22' 2" x 8' 9" | Meters: 6.76 x 2.67

Two rear aspect double glazed windows, rear aspect door, tiled floor, granite work surface, one and a half bowl sink and drainer, double larder cupboard, range of base units, integrated washing machine, tumble dryer, freezer and dishwasher, breakfast bar and opening to:

Dining Room Feet: 9' 9" x 8' 9" | Meters: 2.97 x 2.67

Rear aspect double glazed bi-fold doors, tiled floor and vertical radiator.

Conservatory Feet: 13' 0" x 10' 2" | Meters: 3.96 x 3.10

Pitched warm roof with dual aspect sky light, tiled floor, rear and side aspect double glazed windows, vertical radiator.

Annexe

Bedroom Feet: 11' 3" x 9' 0" | Meters: 3.43 x 2.74

Side aspect double glazed window, wood laminate floor, built in wardrobe, sliding door to en-suite and door to lounge.

En-suite

Low level flush WC, hand wash basin, heated towel rail, extractor fan, tiled floor, Aquaboarded walls and shower cubicle.

Living Room Feet: 11' 4" x 9' 5" | Meters: 3.45 x 2.87

Front aspect double glazed bay window, side aspect double glazed door, radiator and wood laminate and vanity unit with wash basin.

Landing

Carpet, loft access and doors to:

Master Bedroom Feet: 19' 7" x 11' 5" | Meters: 5.97 x 3.48

Front and side aspect double glazed window, wood laminate floor, radiator and door to:

En-suite

Rear aspect double glazed window, tiled floor, low level flush WC, hand wash basin with tiled splash backs, heated towel rail and extractor fan.

Bedroom 2 Feet: 12' 2" x 11' 5" | Meters: 3.71 x 3.48

Front aspect double glazed window, wood laminate floor and radiator.

