



| Energy Efficiency Rating | | Current | Potential |
|--|----------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| 92-100 | A | | |
| 81-91 | B | | 85 |
| 69-80 | C | 71 | |
| 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 | |



Addington Road, Trimley St. Mary
Guide Price £350,000

4 Bedroom(s) 1 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 very well presented, spacious, recently modernised, four bedroom semi-detached family house situated in the popular village of Trimley St Mary. The accommodation comprises, entrance hall, lounge, conservatory, cloakroom and an open plan kitchen/dining room. The first floor offers, master bedroom, three further bedrooms and family bathroom. Outside the property offers a heron bone brick driveway providing off road parking for 2-3 cars, to the rear the fully enclosed garden is largely laid to lawn with paved patio and garden shed. The garage was converted in 2020 to create the generous open plan kitchen/dining room.

Features Include

Semi-Detached House
Four Bedrooms
Two Reception Rooms

Also...

Conservatory
Enclosed Rear Garden



Main accommodation

Entrance Hall

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

Lounge Feet: 21' 9" x 11' 9" | Meters: 6.63 x 3.58

Front aspect double glazed picture window, rear aspect double glazed sliding door to conservatory, two radiators, fitted carpet and door to:

Conservatory Feet: 11' 8" x 8' 5" | Meters: 3.56 x 2.57

Rear and side aspect double glazed window, rear aspect double glazed double door, tiled flooring with under floor heating.

Kitchen Feet: 11' 4" x 8' 9" | Meters: 3.45 x 2.67

Rear aspect double glazed window, work surface with cupboards and drawer below and matching wall mounted cupboards above, one and a half bowl stainless steel sink and drainer, eye level double oven, induction hob, space and plumbing for a washing machine and tumble dryer, integrated fridge freezer, tiled splash backs, extractor hood, tiled effect laminate flooring.

Dining Room Feet: 13' 5" x 8' 6" | Meters: 4.09 x 2.59

Front aspect double glazed picture window, tile effect laminate floor, radiator, sky light and radiator.

Landing

loft access, fitted carpet, recessed spot lights and doors to:

Bedroom One Feet: 12' 5" x 12' 0" | Meters: 3.78 x 3.66

Front aspect double glazed window, radiator, fitted carpet and over stairs cupboard.

Bedroom Two Feet: 12' 5" x 9' 0" | Meters: 3.78 x 2.74

Front aspect double glazed window, radiator, fitted carpet and over stairs cupboard.

Bathroom

Rear aspect double glazed window, radiator, low level flush WC, hand wash basin, panelled bath with aqua board surround, walk in shower unit with aqua board and soak away floor.

Bedroom Three Feet: 9' 0" x 6' 8" | Meters: 2.74 x 2.03

Rear aspect double glazed window, radiator and fitted carpet.

Bedroom Four Feet: 9' 0" x 6' 5" | Meters: 2.74 x 1.96

Rear aspect double glazed window, radiator, fitted carpet and built in cupboard.

Front Garden

Heron bone brick driveway providing off road parking for up to three cars.

Rear Garden

Predominately laid to lawn with a paved patio area, flower beds and a garden shed.

