

# STORMONT

*Fine New Homes*

*E Brochure*

Property Details :           **£325,000 with £1,000 per month cheque paid to homeowner for first year !**

Address :                       138, High Road, Trimley, Felixstowe, Suffolk IP11 0SU



Brand New Property situated in High Road, Trimley, which is only a few minutes walk from Trimley Railway Station and local Schools. These high quality properties offer secure parking with electric gates to the rear and ample accommodation. Viewing is essential to really appreciate the size and quality of these properties.

- 10 YEAR ZURICH GUARANTEE
- HIGH QUALITY SPECIFICATION
- 3 DOUBLE BEDROOMS ( EN-SUITE BATHROOM TO MASTER BEDROOM )
- FAMILY BATHROOM
- LARGE LOUNGE WITH FLAT SCREEN HOLE IN THE WALL FIRE
- FULLY FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- GOOD LOCATION
- GAS CENTRAL HEATING
- GOOD SIZE CLOAKROOM
- FULLY TILED AND CARPETED
- ELECTRIC SECURITY GATES WITH REAR PARKING FOR 2 CARS
- LANDSCAPED GARDENS FRONT AND REAR WITH PATIO AND LAWN

## Accommodation Comprises

### **Entrance hall 19' 5" x 3' 9"**

Front entrance door, fully fitted carpet, coved ceiling with chrome spotlights, smoke alarm, under stair storage cupboard, full height storage cupboard, stairs leading to first floor accommodation, doors to:

### **Kitchen/Dining 16' 8" x 9' 0"**

Ceramic tiled floor, front aspect white aluminium bay window, a fully fitted kitchen comprising inset stainless single drainer sink unit with cupboard beneath, work surfaces to the surround, matching cupboards and drawers under, eye level cupboards, splash back tiling, stainless steel range gas hob, oven and extractor fan, integrated washing machine, dishwasher, fridge freezer, coved ceiling with chrome spotlights, radiator with towel rail.

### **Downstairs cloakroom 6' 0" x 4' 0"**

A cloakroom comprising low level WC, wash hand basin, white aluminium window to side aspect, chrome heated towel rail, coved ceiling with chrome spotlights, extractor fan, mirror with matching border tiled surround, part tiled walls, ceramic tiled floor.

### **Living/Dining Room 17' 0" x 13' 4"**

Living room with rear aspect white aluminium French doors leading to rear garden, coved ceiling with chrome spotlights, flat screen electric feature fire inset in wall, two radiators, fully fitted carpet.

### **First floor landing ( T shaped ) 12' 7" x 3' 2" and 10' 6" x 2' 6"**

2 wall lights leading up , full length white aluminium window to side aspect, fully fitted carpet, coved ceiling with spotlights, smoke alarm, airing cupboard, doors leading to:

### **Family bathroom 5' 8" x 7' 7"**

A white suite comprising of panelled bath with shower attachment over with shower screen, side aspect white aluminium window, mirror with tiled surround, part tiled walls, ceramic tiled floor, chrome heated towel rail.

### **Bedroom two 13' 6" x 9' 3"**

Front aspect white aluminium window, fully fitted carpet, radiator, coved ceiling with spotlights, door to:

### **Bedroom three 13' 5" x 7' 9"**

Rear aspect UPVC window overlooking garden, radiator, coved ceiling with spotlights, fully fitted carpet, stairs leading to:

### **Second Floor Landing**

2 wall lights leading up, full length white aluminium window to side aspect, fully fitted carpet, coved ceiling with spotlights and velux window, large storage room 13' 6" x 5' 1"

### **Master Bedroom one 13' 5" x 11' 7" into dormer**

Front aspect large dormer white aluminium window overlooking parts of town with outside leaded ledge for pot plants/window box, radiator, ceiling with spotlights, coved ceiling, fully fitted carpet, 2 carpeted floor storage cupboards, door leading to:

### **En-suite shower room 12' 4" x 6' 5"**

Ceiling with spotlights, stand alone shower unit , pedestal wash hand basin, low level WC, mirror with matching tile border surround, part tiled walls, roof aspect velux window, extractor fan, ceramic tiled floor and chrome heated towel rail

### **Outside**

The front is mainly laid with paving stones, shrubs and decorative bark.

### **Rear Garden 13' 7 " x 23' 9"**

A rear garden with patio area, outside tap, rear gate leads to the secure parking area and driveway. The garden is mainly laid to lawn, with full height fencing to the boundaries. Within the secure parking area, there are 2 car parking spaces per household

**If you would like more information on this property or wish to arrange a viewing, please contact us on the following numbers.**

**Tel: 07020 900900**

**E Mail: [info@stormonthomes.co.uk](mailto:info@stormonthomes.co.uk)**