

22 Ashground Close, Trimley St. Martin, Felixstowe, IP11 0YA

£150,000 FREEHOLD

DIAMOND MILLS
Established 1908

Situated within a popular residential area of Trimley St Martin, this appealing "quarter house" offers well-presented accommodation, an attractive layout and the added benefit of a garage and off-road parking.

The property provides a welcoming living environment, with a comfortable lounge offering space to relax and unwind, alongside a fitted kitchen with ample cupboard and worktop space. The accommodation also benefits from a modern-style bathroom and a well-proportioned bedroom.

One of the property's distinctive features is its attractive staircase design, creating an interesting focal point within the living accommodation and providing access to the upper level.

Externally, the property benefits from a private driveway and garage, providing valuable parking and additional storage facilities. The frontage also offers an attractive approach, with established planting and a low-maintenance outside space.

An internal viewing is recommended to fully appreciate the accommodation and location on offer.

Key Features

Attractive quarter house in a popular residential location

Well-presented and versatile accommodation

Comfortable lounge with feature staircase

Fitted kitchen with a good range of storage and worktop space

Well-proportioned bedroom

Modern-style bathroom with bath and shower facilities.

Private driveway providing off-road parking

Detached garage offering additional storage and parking potential

Accommodation

Kitchen

A fitted kitchen offering a good range of wall and base units complemented by work surfaces and a tiled splashback. There is an inset hob, integrated oven and stainless-steel sink unit, together with space for additional appliances. A window provides natural light and an outlook to the front.

Lounge

A comfortable reception room providing space for both seating and everyday living. The room benefits from neutral décor, fitted carpeting and an attractive open staircase leading to the upper level. A useful and welcoming space to relax or entertain.

Bedroom

A well-proportioned bedroom enjoying natural light from the window. The room offers space for a double bed and additional bedroom furniture, with neutral wall finishes and fitted carpeting.

Bathroom

A fitted bathroom comprising a panelled bath with shower facilities, wash hand basin and close-coupled WC. The room benefits from tiled wall finishes and a window providing natural light and ventilation.

Outside

Frontage and Parking

The property enjoys an attractive brick frontage with a paved driveway providing off-road parking. There is also a detached garage with an up-and-over style door, offering useful vehicle storage or additional storage space.

The front garden incorporates established planting and gravelled areas, providing an attractive yet relatively low-maintenance approach to the property. There's a grassed lawn to side of property.

Garage:

A detached garage providing useful additional storage and vehicle accommodation, accessed from the property's driveway.



ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is currently C (73) with a potential rating of A (92) and the current energy performance certificate is valid until 10th January 2032.

COUNCIL TAX BAND
Band 'A'.

AGENTS NOTE
DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating
systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.







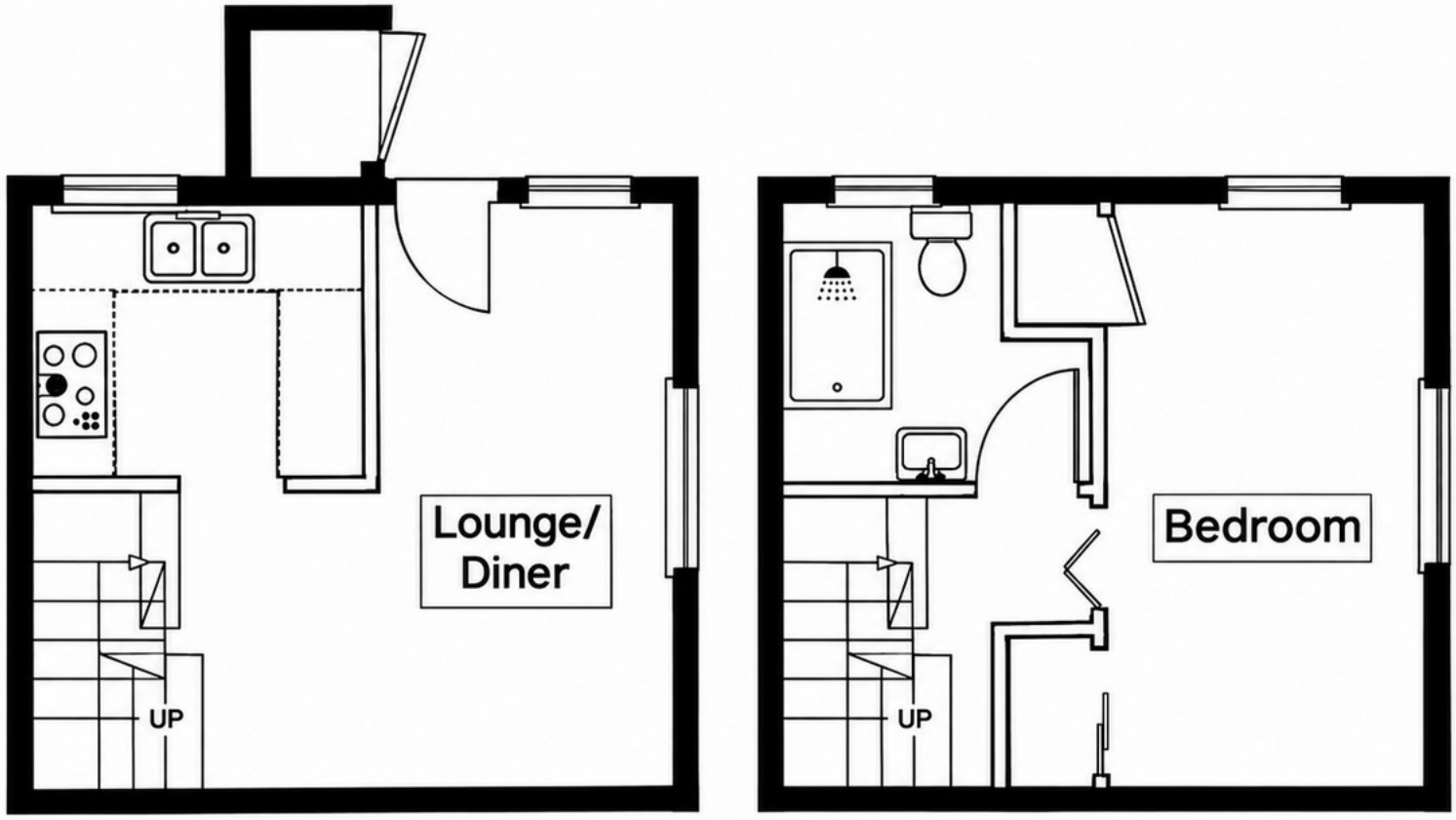


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RICS

rightmove.co.uk



Approx: 40 Sq Metres total Floor Area