



1 Goslings Way, Trimley St. Martin, IP11 0UF

OFFERS OVER £615,000 FREEHOLD

One of the largest styles of property built on the development with 2120 sqft of accommodation, an exceptionally spacious detached five bedroom executive style family home built by Taylor Wimpey in 2017 and situated on the Cavendish Grove Development located in Trimley St. Martin.

'The Deben' is an exceptional family home and offers plenty of flexible living space for growing families. On the ground floor of the property there is a beautiful open plan kitchen/breakfast room with integrated appliances and a separate utility room. Furthermore on the ground floor there is a cloakroom, dining room, study, lounge with bi-folding doors opening out into the south facing rear garden.

On the first floor there is a family bathroom and five good sized bedrooms, with the rear facing bedrooms all having rural views. Bedroom one benefits from having fitted wardrobes and an en-suite shower room.

Both Trimley St. Mary and Trimley St. Martin Primary Schools are located just under one mile away and both boast an Ofsted Rating of Good. Trimley Train Station is also just under one mile away. Links to the A14 are also nearby and Felixstowe Town Centre is approximately three miles away.

A viewing is highly recommended to appreciate the spacious accommodation on offer.

Entrance door opening into:

ENTRANCE HALL Tiled flooring, two radiators, stairs leading to the first floor, large storage cupboard, Hive heating thermostat and doors leading to:-

STUDY 9' 9" x 8' 6" (2.97m x 2.59m)

Radiator, window to the front aspect with plantation shutters.

LOUNGE 17' 2" x 13' 10" (5.23m x 4.22m)

Double doors from the entrance hall, radiator, T.V point, Bi-folding doors opening onto the rear garden, LED spotlights, fitted media wall with electric flame effect fireplace, doorway opening into:-

KITCHEN/BREAKFAST ROOM 21' 2" x 12' 7" (6.45m x 3.84m)

Tiled flooring, radiator and kitchen comprising fitted earth stone worktops with high gloss cream fitted units above and matching storage units and drawers below, composite one and half bowl sink unit with single drainer and mixer tap, integrated AEG appliances including dishwasher, fridge freezer and eye level double oven. Four ring gas hob with extractor fan above, LED spotlights, central island with storage unit below and breakfast bar, door leading to:-

UTILITY ROOM 7' 4" x 6' 2" (2.24m x 1.88m)

Tiled flooring, earth stone worktops with storage units below. Stainless steel sink unit and mixer tap with single drainer. Integrated washing machine and further space for a tumble dryer. Baxi 800 combination boiler (Installed December 2023), door leading to outside.

DINING ROOM 15' 9" x 10' 11" (4.8m x 3.33m)

Radiator, window to the front aspect, plantation shutters.

CLOAKROOM Tiled flooring, part tiled walls, low level W.C., wash hand basin with mixer tap, radiator and extractor fan.

FIRST FLOOR LANDING Radiator, access to loft space, airing cupboard housing pressurised hot water cylinder. Hive heating thermostat.

BEDROOM ONE 14' 7" x 12' 2" (4.44m x 3.71m)

Radiator, windows to the rear aspect, T.V point, fitted wardrobes and door leading to:-

ENSUITE Suite comprising; Low level W.C., vanity sink unit with mixer tap and storage drawers below. Double walk-in shower cubicle, LED spotlights, extractor fan, part tiled walls, shaver point, obscured window to the side aspect.

BEDROOM TWO 15' 9" x 10' 11" (4.8m x 3.33m)

Laminate flooring, radiator, window to the front aspect with plantation shutters, T.V point.

BEDROOM THREE 14' 11" x 9' 9" (4.55m x 2.97m)

Radiator, window to the front aspect with plantation shutters. TV point.

BEDROOM FOUR 12' 10" x 8' 5" (3.91m x 2.57m)

Radiator, window to the rear aspect, T.V. point.

BEDROOM FIVE 8' 11" x 7' 7" (2.72m x 2.31m)

Currently being used as a walk-in wardrobe. Radiator, window to the rear aspect, fitted wardrobes to both sides.

FAMILY BATHROOM Generous sized bathroom with suite comprising low level W.C., vanity sink unit with mixer tap and storage below, larger than average replacement bath unit with mixer tap and shower attachment. Separate shower cubicle, heated towel rail, tiled floor and matching tiled walls, extractor, LED spotlights, obscured window to the rear aspect.

OUTSIDE To the rear of the property there is an enclosed rear garden which is south facing with fencing to the boundaries, lawn area with raised flower beds, outside tap and electric socket, outside light, large patio area. Side access gate to the front of the property, door leading to garage.

To the front the property is set back from the road and is accessed from a shared driveway with three other properties, ample off road parking, lawn area, outside lighting and electric car charging point.

DOUBLE GARAGE Up and over door, power and light connected. Personal door to rear garden.

COUNCIL TAX Band 'F'











