



5 Gatehouse, Morston Hall Lane, Trimley St. Martin, IP11 0SQ

£260,000 FREEHOLD

A charming semi-detached railway cottage built in the 1860s of brick construction with a rendered finish beneath a pitched tiled roof.

The accommodation briefly comprises entrance hall, kitchen, lounge, dining room, garden room/study, ground floor bathroom and three first floor bedrooms all with views over surrounding fields and open countryside.

Further benefits of the property include oil fired central heating with an energy efficient condensing boiler, cost effective solar panels, UPVC sealed unit double glazed windows and off street parking in addition to a timber garage.

The property is located adjacent to the main railway line link from Felixstowe to Ipswich in a semi-rural position on the outskirts of the village of Trimley St Martin, within a short distance to rural walks down to the River Orwell and is within approximately four and a half miles from Felixstowe's main town centre and seafront.

UPVC SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR - Opening to :-

ENTRANCE LOBBY

Part glazed pine door opening to :-

KITCHEN 12' 6" max reducing to 9'4" x 8' (3.81m x 2.44m)

Fitted with a comprehensive range of wood grain effect finished units comprising base cupboards and drawers with work surfaces over, inset composite single drainer sink unit with mixer tap, tiled splashbacks, matching eye level cupboards, built in Hotpoint double oven, electric Hotpoint four ring hob with concealed extractor hood over, space and plumbing for automatic washing machine, space and plumbing for dishwasher, space for separate fridge and freezer, radiator, tiled floor, UPVC sealed unit double glazed window to the front and side aspect, throughway to :-

DINING ROOM 9' x 8' 8" (2.74m x 2.64m)

Fireplace recess with tiled hearth, built in storage cupboard and drawers, radiator, UPVC sealed unit double glazed window to the side aspect, door to :-

INNER HALLWAY

Radiator, UPVC sealed unit double glazed window to front aspect, staircase leading to the first floor with storage cupboard below.

LOUNGE 14' 3" reducing to 11'6" x 10'2" max reducing to x 8' 8" (4.34m x 2.64m)

Radiator, wall mounted electric fire, UPVC sealed unit double glazed square bay window to the side aspect, UPVC sealed unit double glazed window facing to the front aspect.

GARDEN ROOM/STUDY 9' x 7' 8" (2.74m x 2.34m)

Radiator, UPVC sealed unit double glazed panels and windows to the side aspect, UPVC sealed unit double glazed French doors opening to the front aspect.

BATHROOM

Modern white suite comprising panel bath with mixer tap and shower attachment, wash hand basin with vanity cupboards below, WC with concealed cistern, radiator, part tiled walls, extractor fan, UPVC sealed unit double glazed window to the front aspect.

FIRST FLOOR LANDING

Access to the loft space.

BEDROOM 1 10' 6" x 9'10" max reducing to 8' 6" (3.2m x 2.59m)

Radiator, UPVC sealed unit double glazed window to the side aspect with views over open countryside.

BEDROOM 2 9' 8" x 8' 6" (2.95m x 2.59m)

Radiator, built in double door cupboard, UPVC sealed unit double glazed window to the side aspect with views over farmland.

BEDROOM 3 9' 7" max x 9' 2" max (2.92m x 2.79m)

Radiator, UPVC sealed unit double glazed window to the front aspect with views over farmland towards Trimley St Martin.

OUTSIDE

The property is approached via a country lane which serves only a handful of properties and has a driveway with off street parking for one vehicle (this potentially could be increased for two vehicles if required), picket fence and matching gate opening to the main garden which comprises herringbone style block paving with shrub and flower beds, oil fired boiler supplying domestic hot water and central heating.

Further low maintenance style garden to the front comprising herringbone style paving, imitation grass, paved patio area, cold water tap, oil tank and further small block paved area adjacent to the railway line.

TIMBER GARAGE 16' x 9' (4.88m x 2.74m)

With power and light connected, personal door, opening into the garden.

TIMBER STORAGE SHED 12' x 10' (3.66m x 3.05m)

Power and light connected.

COUNCIL TAX

Band 'B'

Address: 5 Gatehouse, Morston Hall Lane, Trimley St. Martin, FELIXS...

RRN: 0658-3943-8209-3194-5204







