



## Thorpe View Cottage, 67a Grimston Lane, Trimley St. Martin, IP11 0SA

**£895,000 GUIDE PRICE**

Set in a semi rural position overlooking open fields and only approximately 1/4 mile from the Orwell Estuary, a stunning extended contemporary detached three / four bedroom property with an exceptionally high quality finish throughout.

Extending to approximately 1914 sq ft (178sq m), the property is approached from a country lane overlooking fields to the side and front aspect, offering far reaching views and with the latter being frequented with beautiful wild deer.

Set over two floors the accommodation offers generous room sizes including the sitting room which interconnects to a stunning light and airy fully fitted kitchen / family room with vaulted ceiling and range of kitchen appliances including a "Quooker" instant boiling tap

Versatility enables sleeping accommodation of three / four bedroom, the largest bedroom being on the ground floor, featuring a dressing area and full en-suite bathroom with a further bedroom to the first floor accessed via oak and glass panelled staircase and complete with en-suite shower room and also a glass balcony embracing further fine views.

Heating is supplied via Oil fired central heating to radiators and underfloor heating whilst all windows are of double glazed construction.

Externally the property has landscaped grounds and gardens with the rear aspect being recently turfed and a large patio / terrace and outdoor kitchen. The front aspect has parking for a large number of vehicles and access to a detached garage.

A truly individual property with beautiful presentation throughout and with wonderful views, an internal inspection is advised to fully appreciate the accommodation and views on offer.

#### **OAK ENTRANCE DOOR**

With composite double glazed entrance door with leaded inner panel leading to:-

**ENTRANCE HALL (EAST)** Ceiling to floor window overlooking rear garden, engineered oak flooring with under floor heating, three vertical radiators, recessed LED spotlights, shelved storage cupboard, double door airing cupboard housing hot water cylinder and under floor heating system. A light and airy hallway with doors to three bedrooms and also open plan access to the far end into the sitting room and also into the vaulted kitchen / family room.

#### **SITTING ROOM (SOUTH & EAST) 18' 3" x 18' 1" (5.56m x 5.51m)**

Radiator, horizontal plasma style real flame effect electric fire neatly set recessed into media wall. UPVC double glazed windows to the rear and side aspects. Engineered oak flooring.

#### **KITCHEN/DINING/FAMILY ROOM (SOUTH & EAST) 27' 1" x 16' 3" (8.25m x 4.95m)**

The kitchen has engineered oak flooring with under floor heating and features a large central island with oak worktop incorporating a double bowl Butler sink unit with Quooker instant boiling water tap above. The central island also incorporates an integrated dishwasher, pull-out spice rack and recycle bins, two wine coolers, six pan drawers, storage cupboards and retractable usb / power unit.

A range of further kitchen appliances including matching Neff Ovens, also matching Neff microwave oven and integrated coffee machine. AEG four ring induction hob with further calor gas burner. Retractable extractor fan with light connected, full height integrated refrigerator, full height integrated freezer, eight further fitted drawers including pan drawers and hidden drawers, also fitted storage cupboards. Full height fitted sixteen bottle wine rack, recessed LED spotlights, courtesy LED display lighting, wall mounted iPad which controls the Philips Hue Lighting, underfloor heating, the velux windows and hot water system. Double glazed door leading onto rear garden.

#### **UTILITY ROOM (NORTH) 9' 9" x 5' 10" (2.97m x 1.78m)**

Engineered oak flooring with under floor heating, a Butler sink unit set within oak work surface with mixer tap above. Five fitted cupboards / eye level units, recessed LED spotlights, UPVC double glazed window to the side aspect.

#### **INNER HALLWAY (WEST)**

Engineered oak flooring with under floor heating, double glazed stable door leading to outside, staircase leading to guest first floor bedroom, sliding pocket door into:-

**BATHROOM (WEST)** Accessed via sliding pocket door, fully tiled wall and floor surfaces comprising a panelled bath with side mixer taps and wall mounted shower above. Low level W.C., wash hand basin with mixer taps, both W.C and hand basin having display shelving. Recessed LED spotlights, extractor fan, vertical heated towel rail / radiator, UPVC double glazed window to the front aspect.

**BEDROOM ONE SUITE (WEST) 17' 6" maximum x 11' 11" maximum (5.33m x 3.63m)**

Consisting of:

**BEDROOM AREA 11' 11" x 11' 11" (3.63m x 3.63m)**

Panelling to one wall, radiator, UPVC double glazed window to the front aspect.

**DRESSING AREA 11' 11" reducing to 7'8" x 5' 7" (3.63m x 1.7m)**

Radiator, two built-in double wardrobes, recessed LED spotlights.

**EN-SUITE BATHROOM (EAST)**

A modern fitted suite with part tiled wall surfaces comprising a panelled bath with side mixer taps, a large walk-in floor level shower cubide with thermostatically controlled Mira shower inset and glazed screen. Low level W.C., wash hand basin with mixer taps, recessed LED spotlights, extractor fan, heated towel rail / radiator, UPVC double glazed window to the rear aspect.

**BEDROOM THREE (SOUTH) 12' 7" x 9' 11" (3.84m x 3.02m)**

Part panelled walls, radiator, built-in storage cupboard / wardrobe, UPVC double glazed window to the side aspect.

**SITTING ROOM/STUDY/BEDROOM FOUR 15' 11" x 11' 1" (4.85m x 3.38m)**

Log burning stove, radiator, two wall lights, UPVC double glazed patio doors leading to outside, UPVC double glazed window to front aspect

**BEDROOM TWO (FIRST FLOOR) (SOUTH) 18' 10" x 12' 10" (5.74m x 3.91m)**

Vertical radiator, UPVC double glazed patio doors opening onto balcony area, remote operated additional Velux window

**BALCONY**

Glass railings and offering fine far reaching views.

**EN-SUITE SHOWER ROOM (WEST)**

Accessed via sliding pocket doors, fully tiled wall and floor surfaces comprising a corner floor level shower cubicle with shower inset and display shelving, overhead spray and glazed shower screen. Low level W.C., wash hand basin with mixer taps, storage shelf and drawer beneath, heated towel rail / radiator, recessed LED spotlights, extractor fan, Velux window.

**OUTSIDE**

The property is accessed from an established country lane and has gardens / grounds to front and rear aspect

**FRONT GARDEN**

To the front aspect is a good size garden / ground area with graveled driveway accessed from Grimston Lane enabling off street parking for a large number of vehides. The driveway leads to the adjacent pitched roof garage and front garden also has lawned areas bordering Grimston Lane and side aspect, plus further flower border.

From the front aspect, there are direct views over fields and open countryside to the front and side aspects.

**REAR GARDEN**

A landscaped good size garden with a lawn enclosed by fencing to and complimented by a good size patio / terrace. The garden offers some fine views over fields, additionally there is an outdoor kitchen, with fitted worktops with storage cupboards below, light and power connected.

**GARAGE 15' 8" x 10' 1" (4.78m x 3.07m)**

Remote operated roller door and has light and power connected.

**SERVICES**

Mains water and electricity connected. Drainage is via septic tank. No mains gas connected, oil fired boiler.

**COUNCIL TAX**

Band 'C'

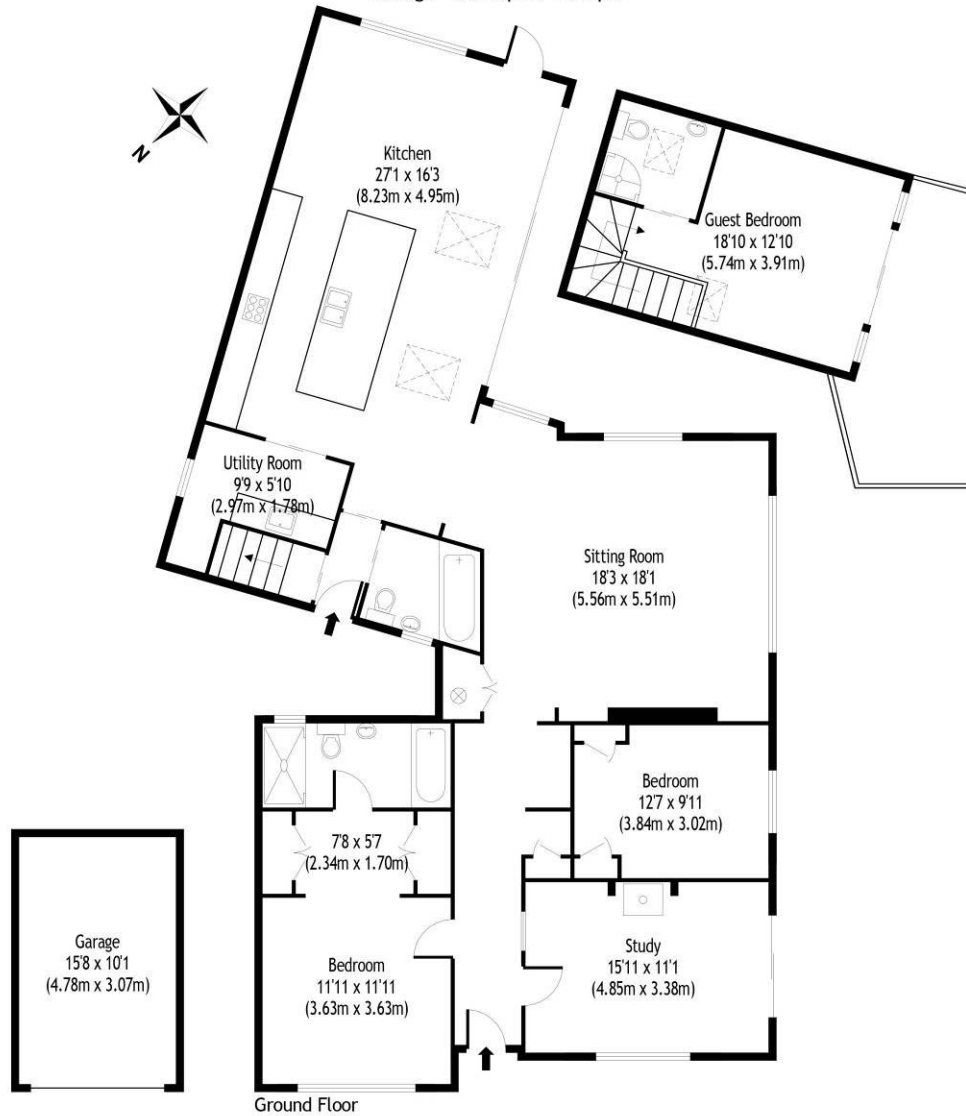








Thorpe View Cottage, Trimley St Martin  
 Approx. Gross Internal Floor Area - 1914 Sq ft / 178 Sq M  
 Garage - 158 Sq ft / 15 Sq M



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