



Guide price £495,000
Morston Hall Lane, Trimley St Martin, IP11



 4
Bedrooms

 2
Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this beautifully extended three/four bedroom semi-detached cottage, set within generous grounds and surrounded by open fields. Approached via a large block-paved driveway with further gravel hardstanding, the property offers extensive parking and an attractive landscaped frontage. Inside, the welcoming hallway leads to a cosy front reception with log burner, a versatile study/bedroom four, and a stunning open-plan kitchen/lounge/diner with bi-fold doors opening onto the rear garden. The stylish kitchen is fitted with sleek units, integrated appliances, and a breakfast bar, complemented by a separate utility and cloakroom. Upstairs, the spacious master bedroom features a Juliet balcony and modern ensuite, while two further bedrooms are served by a luxury family bathroom. The rear garden is a true highlight, landscaped with lawn, patio, established planting, and a substantial workshop with power and lighting. Offering flexible living space, high-quality finishes, and an impressive plot, this charming cottage blends character and modern comfort in a sought-after setting.

Outside front

The property is approached via a large block-paved driveway leading to a gravel hardstanding, offering ample parking for multiple vehicles (4–5 on the block paving, plus additional space on the gravel). Attractive hedging, decorative pebble beds, established shrubs, and ornamental rocks create a welcoming frontage. A pedestrian gate and large double gates provide access down the side of the property to the rear garden.

Entrance hallway *4.04m x 2.18m (13' 3" x 7' 2") at widest and longest*

Welcoming hallway with herringbone-style LVT flooring, radiator, storage cupboard, stairs to the first floor, and modern oak doors to:

Reception room/snug *4.00m x 3.77m (13' 1" x 12' 4") into alcove*

Front aspect UPVC double-glazed window, feature fireplace with a log burner, decorative hearth, and solid wood mantle. Finished with matching flooring from the hallway, radiator, and chandelier-style light fitting.

Study/bedroom four *2.68m x 3.85m (8' 10" x 12' 8")*

Versatile room with fitted floor-to-ceiling cupboards, shelving, and storage. Dual-aspect UPVC windows with fitted Venetian blinds. Same flooring as hallway, plus radiator.

Open plan living *5.82m x 3.76m (19' 1" x 12' 4")*

Open-plan living space with two side-aspect windows, tiled flooring, radiators, ceiling spotlights, and skylight windows. Feature lighting over the dining area and bifold doors with integral blinds leading to the rear garden.

Kitchen *4.85m x 4.94m (15' 11" x 16' 2")*

Stylish modern kitchen in grey gloss with matching worktops, feature lighting, and tiled splashbacks. Includes a large stainless steel sink with filtered boiling/instant hot/cold water tap. Integrated appliances include fridge/freezer, dishwasher, electric ovens with retractable glass doors, wine rack, and 5-ring induction hob with stainless steel/glass extractor. Breakfast bar seating for four. Access to utility area with matching cupboards, worktop, plumbing for appliances, and door to:

Utility Room

Worktop and cupboards in the same style as the kitchen, stainless steel single bowl sink and plumbing for washing machine and tumble dryer, stable type door to garden and full length double glazed windows to side aspect.

Cloakroom

Modern WC with integrated hand wash basin and tiled flooring.

First floor landing *2.27m x 3.44m (7' 5" x 11' 3") at widest*

Spacious landing with glass balustrade, rear aspect window, radiator, loft access, and storage cupboard.

Master bedroom *4.64m x 3.75m (15' 3" x 12' 4")*

French doors with Juliet balcony to the side and an additional rear aspect window. Radiator, loft access, and door to:

Ensuite shower room *3.76m x 1.20m (12' 4" x 3' 11")*

Walk-in shower with rainfall head, modern WC, wash basin, heated towel radiator, tiled floor and part-tiled walls, ceiling spotlights, and front aspect window.

Bedroom two *3.72m x 2.51m (12' 2" x 8' 3")*

Front aspect window, radiator, and carpet.

Bedroom Three 3.40m x 2.41m (11' 2" x 7' 11") into alcove
Rear aspect window, radiator, and carpet.

Family bathroom 2.76m x 2.26m (9' 1" x 7' 5")

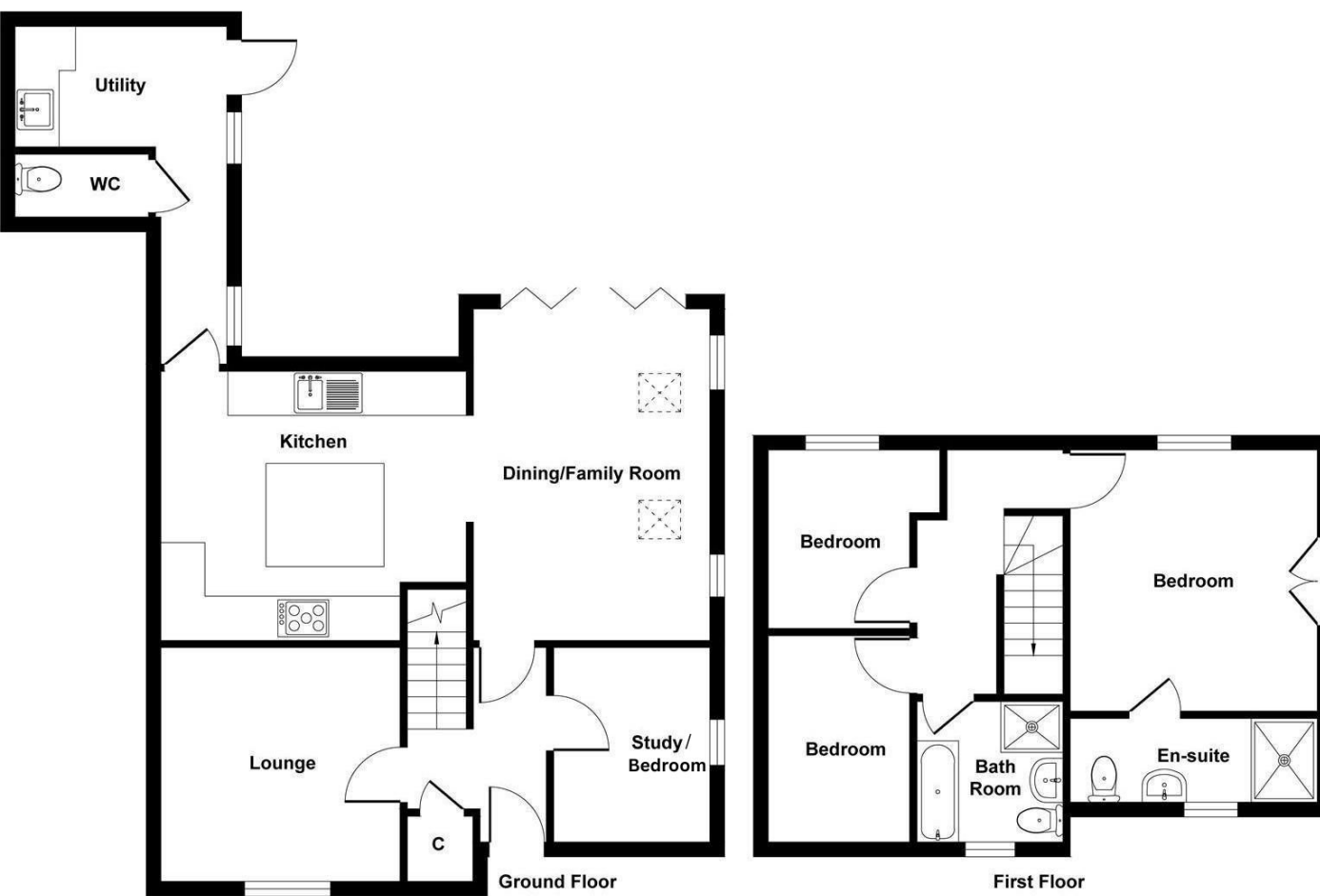
Luxury suite including freestanding bath with mixer tap, quadrant shower with rainfall head and thermostatic controls, chrome heated towel rail, fully tiled walls, laminate flooring, extractor fan, and feature lighting.

Back garden 37.50m x 14.80m (123' x 48' 7")

Beautifully landscaped garden with a large patio, raised planters, gravelled sections, established shrubs, apple tree, olive tree, and laurel hedging. Central lawn with sleeper borders and decorative stone areas. A substantial 7m x 7m metal shed with concrete base, electrics, lighting, and twin roller doors sits to the rear, with further hardstanding beyond. Additional brick-built shed and outside water/electric supply included. The garden is enclosed by fencing and hedging, with fields visible to the front, rear, and south side of the property.

Additional Information

Wainwrights Estate & Lettings Agent Ltd (Company No. 14699401), Trading Address: 156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS, gives notice that in accordance with the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991, these particulars do not constitute part of an offer or contract. All measurements are provided as a guide only and no liability is accepted for any errors, omissions or misstatements, nor for any expenses incurred by applicants for whatever reason. No representation or warranty is made in relation to this property whether in these particulars, during negotiations, or otherwise, and intending purchasers will be required to provide identification documentation and proof of funds at a later stage. Wainwrights has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor. The property falls under Council Tax Band D with an annual charge of £2,169.13 for 2025/2026. The current owners have owned the property for approximately 4 years and we understand that during this period have carried out various improvements including new bifold doors, new cupboards in the study room, and the installation of a new log burner. The property has a shared septic tank waste system with the neighbouring property comprising a cesspit with soakaway, and benefits from an oil-fired central heating system that is serviced annually with full service history available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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