



Grimston Lane, Trimley St. Martin, Felixstowe, IP11 0RU

welcome to

Grimston Lane, Trimley St. Martin, Felixstowe

This fantastic, detached home occupies approximately 0.2 acres (STS) and benefits from four generous bedrooms, two large reception rooms, a double garage, ample off street parking, a 31ft workshop, a large, un-overlooked rear garden and a COMPLETE ONWARD CHAIN!



Entrance Porch

8' 8" x 4' 2" (2.64m x 1.27m)

Spacious porch with tiled flooring, a letter box, single glazed windows to the side and front, a wall hung light and a door leading to the hall.

Entrance Hall

13' 8" x 7' 4" (4.17m x 2.24m)

Stylish hall with carpet flooring, one radiator and an understairs storage cupboard.

Lounge/Snug

25' 3" x 12' max (7.70m x 3.66m max)

Large, open plan room spanning from the front to the rear of the property, with double glazed windows to the front and rear, a glazed door leading to the garden, carpet flooring throughout, TV point, two radiators, wall hung lights and an electric fire with stone base and surround, This is the perfect entertaining space with fantastic views across the rear garden.

Dining Room

10' 7" x 10' 5" (3.23m x 3.17m)

Double glazed window to the side, carpet flooring, one radiator and a door leading to the double garage.

Utility Room

7' 5" x 5' (2.26m x 1.52m)

Tiled effect flooring, one radiator, a base unit with a stainless steel sink, tiled splashback, space for a fridge/freezer, double glazed window to the side and space for a washing machine and tumble dryer stacked.

Kitchen

15' 8" x 11' 9" max (4.78m x 3.58m max)

Double glazed window to the rear, a door leading to the conservatory, a boxed in boiler, eye and base level units in wood with stone effect worktop surfaces, a dark brown one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout, an integrated oven with gas hob and extractor hood, space for a fridge/freezer, washing

machine and dishwasher, space for a small table and tiled flooring.

Lean To Conservatory

11' 5" x 4' 2" (3.48m x 1.27m)

A door leading to the garden and tiled flooring.

Cloakroom

6' 6" x 6' 1" (1.98m x 1.85m)

Two double glazed windows to the side, tiled effect flooring, low level WC, pedestal wash hand basin, one radiator and a storage cupboard.

First Floor Landing

Large landing, with potential to create another room and convert the loft (STPP). This landing wraps around and spans from the front to the rear of the property, with a loft hatch, double glazed window to the front, one radiator and carpet flooring.

Master Bedroom

13' 2" x 10' 6" (4.01m x 3.20m)

Double glazed window to the front and side, carpet flooring, one radiator and a door leading to the en suite.

En Suite

5' 6" x 5' 1" (1.68m x 1.55m)

A shower with glass enclosure, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, one radiator and shaver point.

Bedroom Two

13' 2" x 12' 1" (4.01m x 3.68m)

Double glazed window to the front and side, carpet flooring and one radiator.

Bedroom Three

11' 7" x 11' 1" (3.53m x 3.38m)

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Four

9' 7" x 8' 1" (2.92m x 2.46m)

Double glazed Juliet balcony to the rear, overlooking

fields and the rear garden, carpet flooring, one radiator and an airing cupboard.

Bathroom

8' 5" x 8' (2.57m x 2.44m)

Low level WC, pedestal wash hand basin, a bath with shower attachment, part tiled walls, one radiator, shaver point, a bidet and a double glazed window to the side.

Outside:

Double Garage

16' x 14' 9" (4.88m x 4.50m)

Single glazed windows to the side and rear, a door to the rear garden, two up and over doors, power, light and an additional door leading to the dining room.

Workshop

31' 6" x 15' 6" (9.60m x 4.72m)

Storage space for 4+ vehicles, windows to either side and an up and over door to entry. This workshop has potential for conversion.

Front Garden

A driveway to the front providing off street parking for multiple vehicles, a double gated vehicular access to rear garden, a patio area, a lawned area, hedging, raised flower beds, shrubs and a pathway leading to the front porch.

Rear Garden

Beautiful, L shaped rear garden, which has been maintained to a very high standard and backs onto fields. The initial part of the garden is well-established with a lawned area, curved borders, a circular shrubbery, hedging to the rear, a mature apple tree, an outside tap, a side access gate leading to the front, double barn style doors leading to the garage.

Additional Land

This piece of land was purchased many years ago and measures over 90ft in length. it is an additional part of the garden with hedging, enclosed borders, a lawned area, many fruit trees and shrubs.



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**Grimston Lane, Trimley St. Martin,
Felixstowe**

- Complete onward chain
- Approximately 0.2 acre plot (STS)
- Four generous bedrooms
- Two large reception rooms
- Large, un-overlooked rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers in excess of

£540,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS119949 - 0005

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