



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

welcome to

Goslings Way, Trimley St. Martin, Felixstowe

Occupying an impressive corner plot, this substantial four bedroom, detached family home offers spacious and versatile accommodation throughout. Featuring three reception rooms, a study, utility/cloakroom, a garage and generous gardens, and benefits from a COMPLETE ONWARD CHAIN!

Agents Note:

Please note there is an annual Service Charge of £125 payable to NRM on this property.

Entrance Hall

A welcoming entrance hall with tiled flooring, radiator and an understairs storage cupboard.

Study

Ideal for home working, with double glazed window to the front, carpet flooring and radiator.

Living Room

A spacious and bright reception room, perfect for both everyday living and entertaining, with floor to ceiling, double glazed windows, overlooking the rear garden, patio doors opening onto the garden, carpet flooring, radiator and multimedia point.

Dining Room

A generous, formal dining space benefiting from floor to ceiling, double glazed windows to the rear, patio doors providing garden access, carpet flooring, radiator and double doors connecting to the kitchen, creating an excellent flow for entertaining.

Kitchen

A well-appointed and spacious kitchen fitted with eye and base level units in high gloss cream with beige stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with gas hob and extractor hood, an integrated dishwasher, space for a fridge/freezer, a boxed-in boiler, spotlights, radiator, tiled flooring throughout, double glazed window to the front and internal double doors leading to the dining room.

Utility Room/Cloakroom

High gloss white storage units with beige stone effect worktop surfaces, an integrated washer/dryer, low level WC, wash hand basin, tiled flooring, radiator and extractor fan.

First Floor Landing

Carpet flooring, radiator, loft hatch and an airing cupboard.

Master Bedroom

A spacious double bedroom with two double glazed windows to the front, carpet flooring, radiator and access to the en suite shower room.

En Suite Shower Room

Low level WC, pedestal wash hand basin, a double shower enclosure with folding glass screen, tiled splashbacks, oak effect flooring, radiator, spotlights and extractor fan.

Bedroom Two

A generous double bedroom with double glazed window to the front, carpet flooring and radiator.

Bedroom Three

Double glazed window to the rear, carpet flooring, radiator and an alcove, ideal for wardrobes or fitted storage.

Bedroom Four

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

Family Bathroom

Low level WC, vanity wash hand basin, a panelled bath with shower attachment, glass shower screen, oak effect flooring, partly tiled walls, radiator, extractor fan and double glazed window to the rear.

Outside:

Front Garden & Driveway

The property occupies a generous double width plot and benefits from an attractive grassed frontage, established hedging, a pathway leading to the front door, a covered porch with exterior lighting, a tarmac driveway providing off street parking for two large vehicles and a side access gate leading to the rear garden.

Side Garden

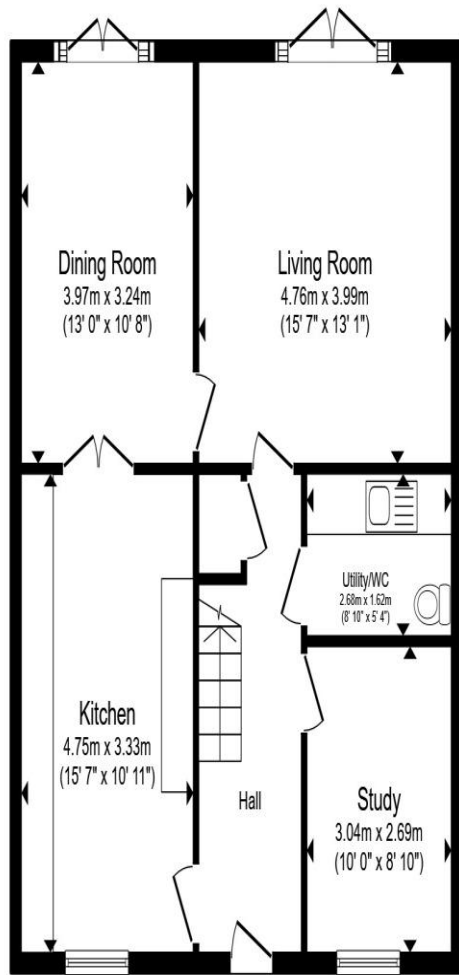
A significant feature of the property is the substantial side garden, offering excellent potential for a two-storey side extension (subject to planning permission), additional off street parking (subject to any necessary consents and dropped kerb approval), further landscaping or outdoor living space.

Rear Garden

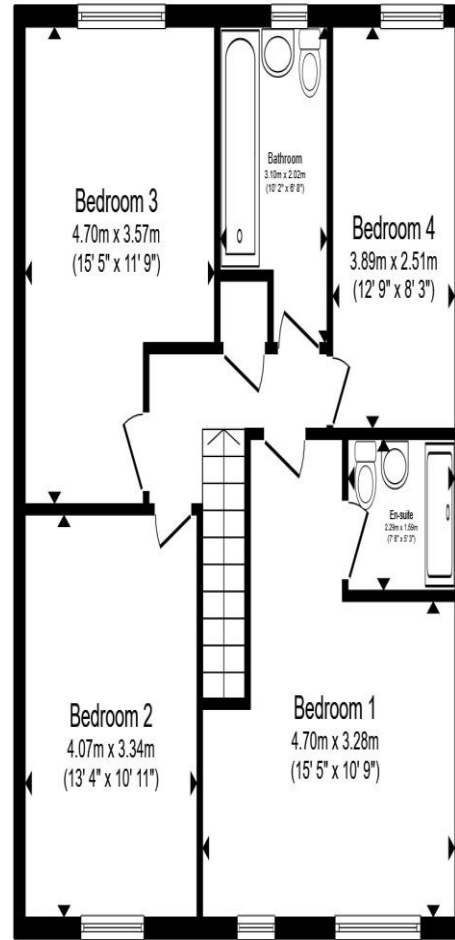
Fully enclosed, corner plot rear garden with a large lawned area, a patio seating terrace, vegetable patches, mature hedging, flower bed borders, an outside tap, external lighting, side access gates and a door to the garage.

Garage

An up and over door, power, lighting, storage in the rafters and a side access door.



Ground Floor



First Floor

Total floor area 143.2 m² (1,542 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Goslings Way,
Trimley St. Martin, Felixstowe

- Complete onward chain
- Impressive four bedroom, detached family home
- Three reception rooms
- Spacious kitchen with integrated appliances
- Garage & driveway parking

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£450,000



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Property Ref:
IPS122007 - 0003

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