



## Coopers Cottage, 63 Mill Lane, Trimley St. Martin, IP11 0RP

**£285,000 FREEHOLD**

'Coopers Cottage' is a charming two bedroom cottage in the sought after village of Trimley St. Martin having been recently modernised, blending original character with a modern and warm finish.

In addition to the two bedrooms the property benefits from ample off road parking, generous size and well presented front and rear gardens with a log cabin ideal for a home office, a conservatory, log burner in the lounge and a newly fitted shower room.

The accommodation in brief comprises entrance hall, cloakroom, kitchen/diner, lounge, conservatory, upstairs are two bedrooms and a bathroom. Heating is supplied in the form of gas fired central heating to radiators and windows are of double glazed construction with some windows benefitting from fitted shutter blinds,

The property is set back from the road of Mill Lane Trimley St Martin and is within easy reach of the A14. Trimley Nature Reserve and open countryside are also nearby.

Being rarely available to the market a viewing is highly recommended to appreciate the deceptively spacious, modern and characterful accommodation with generous sized outside space that is on offer.

Entrance door opening into:

#### **ENTRANCE HALL**

Tiled flooring, stairs leading up to the first floor with under stairs storage and doors to:-

#### **CLOAKROOM**

Suite comprising low level WC, hand wash basin with mixer tap, radiator, extractor, tiled flooring.

#### **LOUNGE 12' 6" x 11' 5" (3.81m x 3.48m)**

Column style radiator, window to front aspect with fitted shutter blinds, TV point, wood burner stove.

#### **KITCHEN/DINER 15' 9" x 10' 6" (4.8m x 3.2m)**

Cottage style kitchen with solid wood fitted worktops. Fitted storage units and drawers below, Butler sink with mixer tap, space and plumbing available for a washing machine, Neff eye level slide and hide oven, four ring gas hob, radiator, window to rear aspect, Velux window and double doors opening into:-

#### **CONSERVATORY 15' 9" x 7' 11" (4.8m x 2.41m)**

Brick built base conservatory with UPVC windows and doors overlooking the rear garden.

#### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM ONE 12' 11" x 9' 5" (3.94m x 2.87m)**

Radiator, window to front aspect with fitted shutter blinds, fitted wardrobes.

#### **BEDROOM TWO 10' 7" x 9' 6" (3.23m x 2.9m)**

Radiator, window to rear aspect with fitted shutter blinds, fitted wardrobes.

#### **SHOWER ROOM 12' 10" x 5' 8" (3.91m x 1.73m)**

Newly fitted suite comprising; Low level WC, wash hand basin with mixer tap, shower enclosure with twin shower heads. Heated towel rail, additional vintage style heated towel rail. Window to front aspect with fitted shutter blinds, extractor, Vaillant combination boiler.

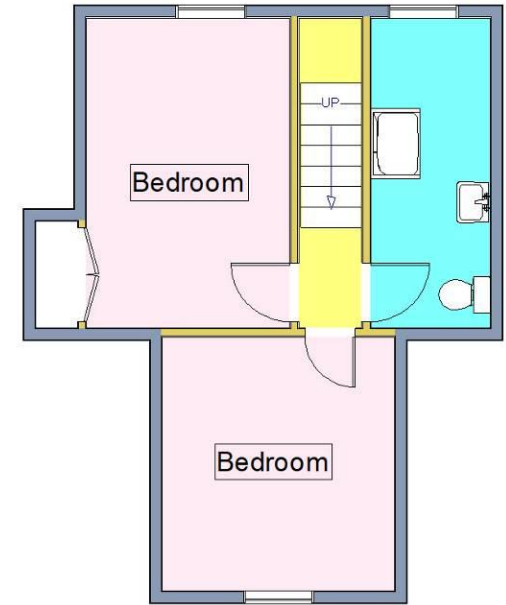
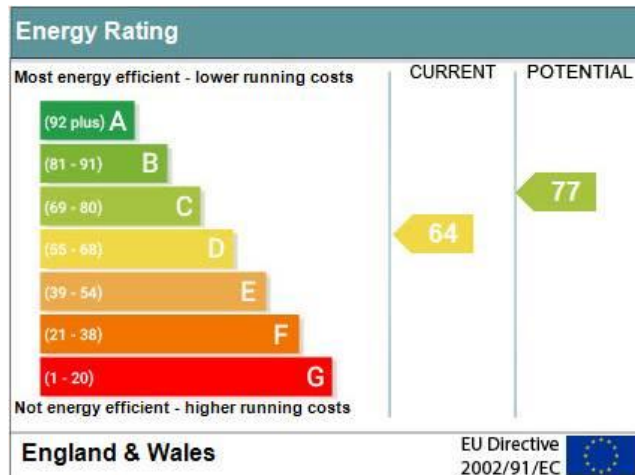
## OUTSIDE

The property benefits from generous size front and rear gardens, with the front garden starting off with a large gravel space enabling ample off road parking, gated access to the remainder of the front garden which is laid to lawn with established shrub and plant border and a garden pathway leading to a patio area and the entrance door.

The rear garden upon entering from the conservatory is a good size patio area opening out onto a lawn area with an established shrub and plant border, large storage shed with light, power and an internet connection, garden path leading to the remainder of the rear garden which is also laid to lawn with established shrub and plant border, green house, raised flower beds, access to a large log cabin (measuring 15'9" x 15'8") decked veranda, light, power and an internet connection, windows to front and side aspect and a store room.

## COUNCIL TAX

Band 'B'





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