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The Coach House, 22 Goslings Way,  
Trimley St Martin, Suffolk, IP11 0UF



The Coach House  
22 Goslings Way  
Trimley St Martin  
IP11 0UF

This stunning modern family home offers well presented accommodation including a home office and open-plan kitchen/breakfast and garden/dining room.

This beautiful home offers versatile accommodation, currently four bedrooms with a home office/bedroom five. The flexible accommodation is ideal for families, professionals and downsizers alike. The substantial accommodation is set over two floors together with outbuildings.

- Kitchen/breakfast room
- Garden/dining room
- Sitting room
- Four bedrooms - 2 ensuite
- Family bathroom
- Bedroom 5/home office
- Double garage and workshop
- Landscaped gardens
- Summerhouse



On entering the property there is a spacious hallway with stairs to the first floor and a cloakroom. Double doors lead from the hallway to the sitting room, which is an impressive room with doors opening to the rear garden and double doors that lead to the garden room, which is wonderfully light and currently set up as the dining room. The garden room overlooks the beautifully landscaped rear garden and opens to the kitchen/breakfast room, with two electrically operated Velux windows over the kitchen area which is fitted with a wide range of floor and wall units with co-ordinating worksurfaces, a kitchen island, integrated appliances and two full height, built-in larder cupboards provide additional storage space. The utility room has matching units, butler sink, space for a washing machine and tumble dryer, a large built-in cupboard with shelving and hanging space, further full height storage cupboard and door to the garden.

Also on the ground floor is a home office with views over the garden and a second room which could make a further study. Both rooms have potential to be used as bedrooms. There are two further bedrooms on the ground floor, one to the rear of the property with built-in storage and an ensuite, and one to the front of the property with built-in storage. To the side of this room is the beautiful family bathroom, which is accessed from the hallway, with a white suite comprising wc, vanity unit with inset sink and claw foot bath with shower over.

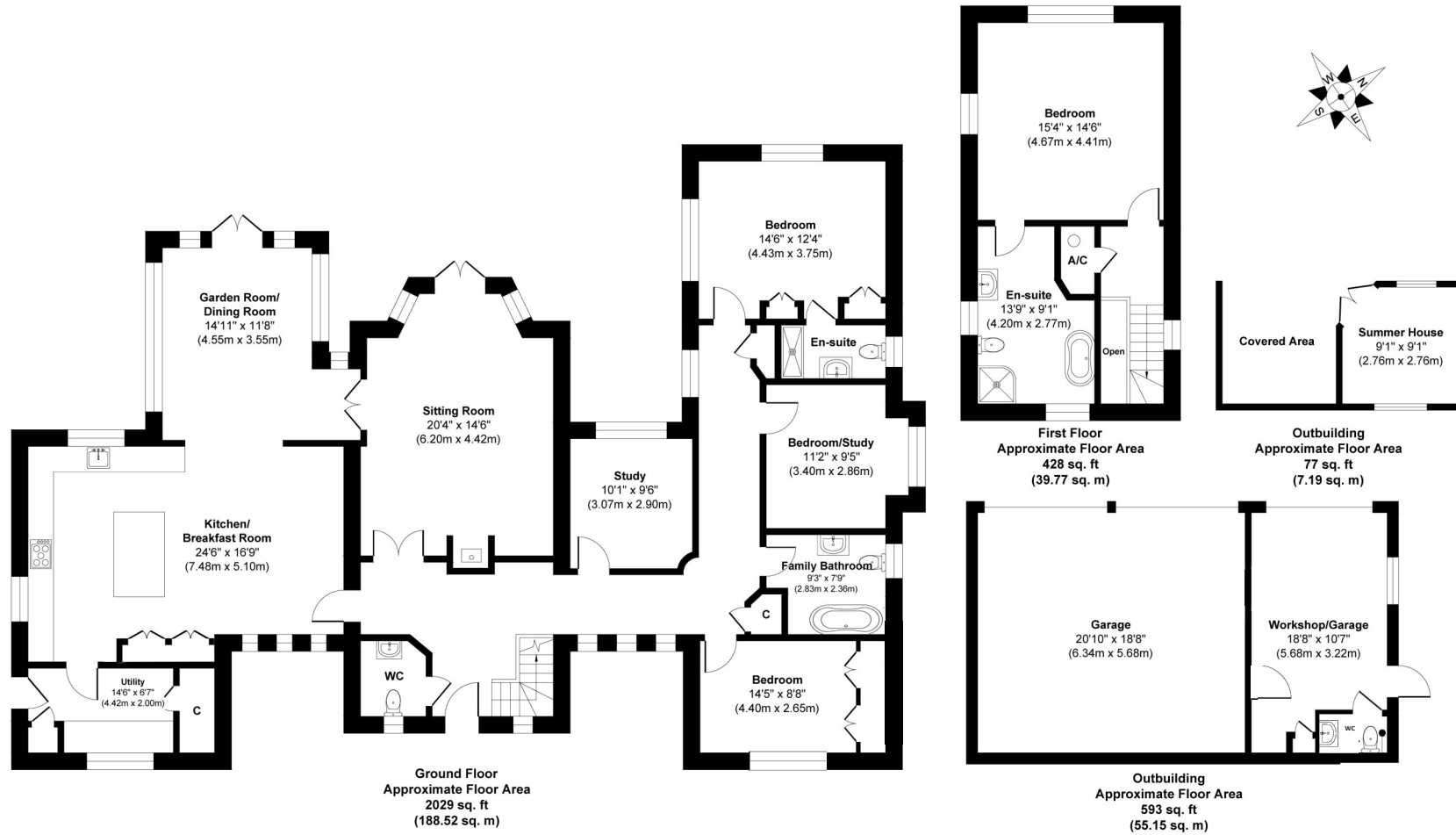
On the first floor of the property is a stunning master suite with a spacious ensuite bathroom with wc, vanity unit with inset sink, claw foot bath and separate shower cubicle.







# The Coach House, 22 Goslings Way, Trimley St.Martin



**Approx. Gross Internal Floor Area 2457 sq. ft / 228.30 sq. m**  
**Approx. Gross Internal Outbuilding Area 670 sq. ft / 62.34 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

## Consumer Protection Regulations 2008

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## Outside

The Coach House has a gated entrance which leads to the gravelled driveway providing ample parking and access to the triple garage, which comprises a double garage, a workshop/garage with a kitchenette, cloakroom and a door to the garden.

The grounds surrounding the property have been beautifully landscaped by the current owners with a patio to the immediate rear of the property leading to the lawned garden with flower borders. Also within the grounds is a double glazed summerhouse with power connected and an adjoining covered area and patio.

## Location

Trimley St Martin is an area ideal for access to the popular seafront town of Felixstowe, with a range of boutique and high street shops and restaurants. Within Trimley St Martin there is a farm shop, a locally renowned sausage shop and two public houses within walking distance. There are many footpaths with easy access to the River Orwell. The train station in the nearby village of Trimley St Mary provides services to Ipswich and onto London Liverpool Street and the A14 is within easy reach.

## Directions

From our Hamilton Road office proceed along Hamilton Road and take the first exit at the Orwell Hotel roundabout onto High Road West and continue along this road through Walton and Trimley passing over the Faulkners Way roundabouts. At the Howard Way roundabout take the first exit into Goslings Way where the property will be found on your right hand side.

## Important Information

Services - We understand that mains water, drainage, gas and electricity are connected to the property. There is underfloor heating throughout the ground floor of the property, whilst to the first floor is a bespoke electric radiator in the bedroom and underfloor electric heating to the ensuite.

Tenure - Freehold

EPC rating - B

Council Tax Band - F

Our ref - PJR





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