



EXQUISITE
HOME



PERFECTLY PLACED

The rivers Orwell and Deben run south to the North Sea having wound their way through Suffolk, watering the rich pastures. The peninsula of land which they border is known as the Colneis Hundred and it runs from Ipswich in the north to Felixstowe in the south. This part of Suffolk is close to both the sea and the rivers and the open countryside is dotted with pretty villages. The A14 follows the old Roman road, running from Ipswich straight into Felixstowe from where there are regular trains into Ipswich and thence to London Liverpool Street. With its wild beauty, proximity to the beach and good transport links, it is ideal for both families and commuters.





The village of Trimley St Martin is just over three miles from Felixstowe and twelve and a half miles from Ipswich. It is a well-served community with a primary school, farm shop and café, pub and sports and social club. Standing on a designated Quiet Lane is this smart detached house built in 1969. The present owner bought it in 1998 and extended it in 2008, while also redecorating throughout, reconfiguring the layout and landscaping the gardens. The house is approached via a block paved drive which has enough room on it to park five cars. There is a lawn with a flowering cherry tree which is covered in frothing pink blossom in the springtime and there is a wonderful display of daffodils and polyanthus in the spring. The front door opens into the light, spacious entrance hallway with its wooden floor and striking oak and glass staircase. To the left is the delightfully welcoming front lounge which has a lovely open fire and is decorated with a feature wall of flamingo themed wallpaper. With its cosy carpet and warm inviting atmosphere, it is used for relaxing with a book or watching the TV.

The impressive kitchen/dining area was created by the owners by remodelling the original kitchen and dining room spaces. They love being able to cook and entertain in one place, chatting to guests and enjoying the bright, light-filled surroundings. Natural light pours through the windows and the double doors. There are lovely views into the garden and beyond. The cabinets are in high gloss cashmere, the worktops are quartz, the flooring Karndean and all the integrated units, except the frost-free fridge/freezer, are by Neff. There is an integrated electric hide and slide oven, as well as a warming drawer, a combi oven, integrated dishwasher, five ring induction hob and an integrated refuse bin system, it has been thoughtfully designed to a very high standard indeed. The owners opted for plenty of pull out drawers and worked hard to ensure that there was the maximum amount of cupboard space, making this the perfect kitchen. There is enough room for a dining room table and chairs, ideal for kitchen suppers, informal family dining and dinner parties. The dual aspect family room next door is also a much-loved and well-used space. It is a spacious and comfortable room, a popular venue for family movie nights. It has a pair of double doors opening on to the garden and is the perfect family and entertaining room. The utility room offers a second sink, more cupboard space and space under the worktop for a washing machine and tumble dryer. The ground floor accommodation is completed by the meticulously designed boot room, cloakroom and built in cupboard space to the right of the hallway. There is ample storage here for any family to hang coats and stow shoes, cutting down on clutter.



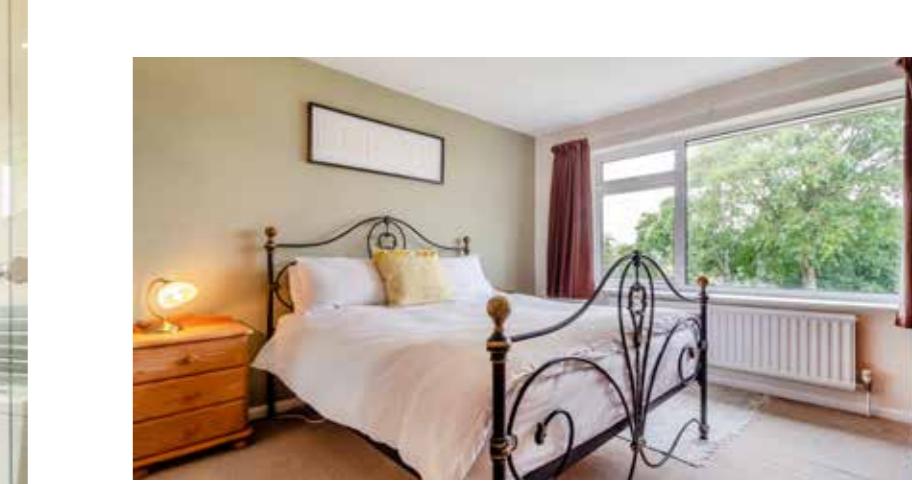
A Stunning Contemporary Space



“The property been designed with an eye to space, light and versatility...”



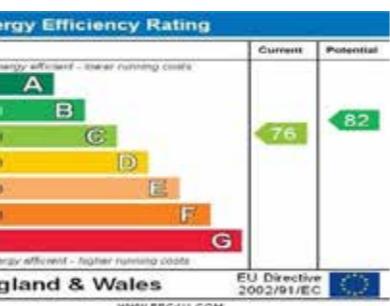
The same thoughtful design and attention to detail which characterises the ground floor continues upstairs. The staircase rises to the generous landing and to the right is the stunning principal suite, created on the first floor of the extension. The bedroom is large and spacious with natural light flooding in through the two windows. It benefits from a dressing room and a smart, contemporary four piece en suite bathroom with large freestanding bath with floor mounted taps and a walk in shower. The owners love the space and it is a wonderful addition to the house. To the left of the staircase are the four additional bedrooms and the family bathroom. The second bedroom at the front is painted in a striking red and benefits from floor to ceiling fitted wardrobes. The remaining three bedrooms are a double, small double and single respectively, with the single bedroom currently in use as a home office. It would work equally well as a nursery or a child's playroom. The family bathroom has a P-shaped bath with shower screen and shower over. There is also a large airing cupboard on the landing with fitted shelving, boiler and hot water cylinder. The accommodation on this floor suits any family configuration with plenty of room for guests and lots of versatility.



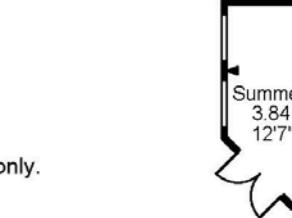
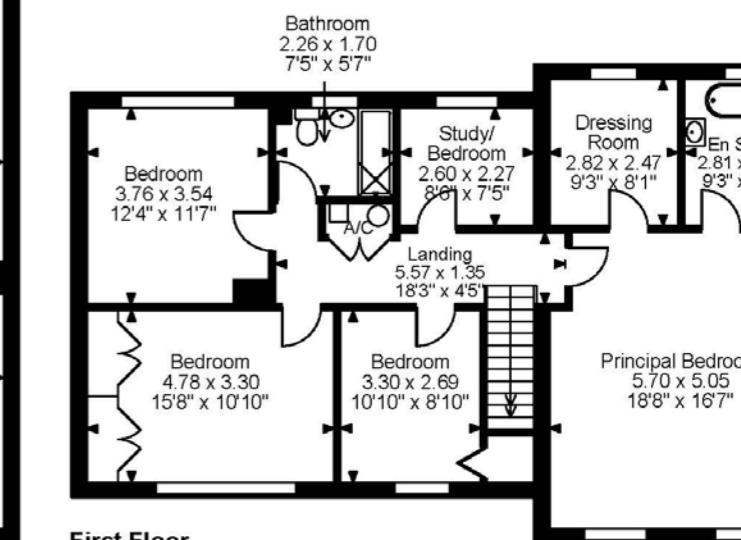
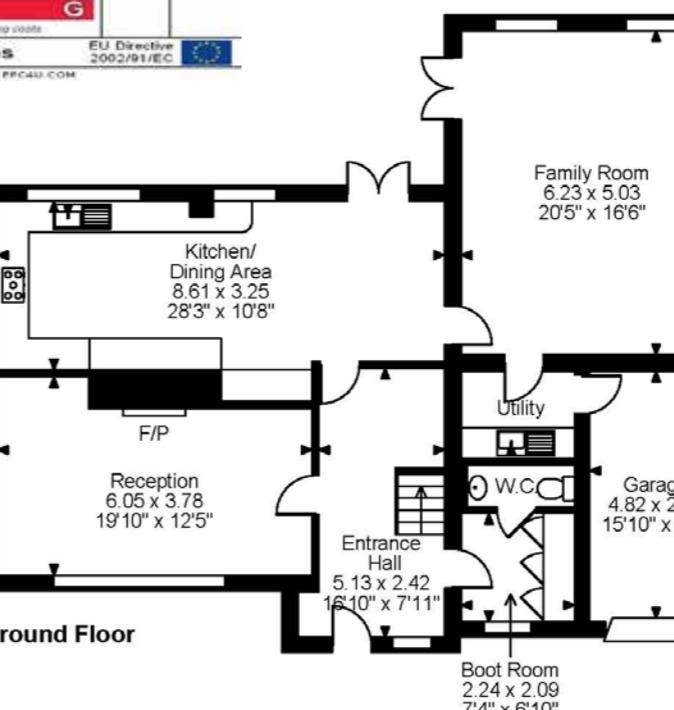
LOCATION

The owners' attention to detail continues out in the back garden. They have completely transformed it into a multi-use space, low maintenance and with an eye to colour and texture. It looks out over open farmland which adds very greatly to its charm. There is a patio to the rear of the house with the rest of the garden laid to lawn and borders. A decked area surrounds the pretty summerhouse, ideal for al fresco dining, barbecues and parties. There is always sunshine in the evenings in this garden, making it the perfect place for entertaining or enjoying a glass of wine at the end of the day. There is a greenhouse, log store and a large shed which is ideal for storing garden furniture and equipment. The garden itself has been planted up with a wide variety of trees, shrubs and perennials. There is a mature hydrangea, a magnolia tree which is covered in pink and white blooms in the spring, a Japanese red acer, fuchsias, peonies, a honeysuckle climbing up the arch, clematis, a pink flowering camellia, mahonia, holly bush, rhododendrons, a fruitful apple tree and a large bottle brush plant. The garage has power and light and is set up as a workshop with workbench and racking. If desired, and with the correct planning permission in place, it could be converted into a home gym or even a large home office.

There are beautiful walks across the adjoining farmland down to the estuary, there is a bus stop at the top of the road and Felixstowe seafront is within easy reach. There is plenty going on in the village itself and Felixstowe has all the schools, pubs, restaurants, cafes and leisure facilities anyone could ask for. Neighbouring Trimley St Mary has a station and the A14 leads north up the peninsula straight to Ipswich and on to Colchester, Chelmsford and London. With off street parking, a beautiful garden and immaculate inside and out, this lovely family home is an absolute joy to behold.



Approximate Gross Internal Area
Main House = 2339 Sq Ft/217 Sq M
Garage = 133 Sq Ft/12 Sq M
Summer House = 108 Sq Ft/10 Sq M
Total = 2580 Sq Ft/239 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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