



EH

EXQUISITE
HOME



Trimley-St-Martin | Felixstowe | Suffolk

The village of Trimley St Martin is a short drive from Felixstowe and only twelve and a half miles from Ipswich, the county town. For a relatively small settlement, it is well-served with amenities, including a primary school, pub and sports and social club. Standing on a designated Quiet Lane is this detached and much-extended family home thought to have been constructed in the nineteen forties. The present owners bought it in 1970, raised their family there and have improved it greatly over the years. In the early nineteen seventies they converted the loft into two bedrooms, later in the decade they connected the house with the garage and workshop, and added the smart two storey rear extension in the nineteen eighties. There is generous parking on the block paved frontage as well as a lawn and several mature trees including birches giving dappled shade and a mature holly tree. The house is set in a quiet and tranquil location with little passing traffic. The front door and porch lead into the entrance hall floored in parquet, as is the entire ground floor. To the left is the inviting dual aspect sitting room with a pair of double doors leading out on to the garden and built in shelving on either side of the fireplace. There is a gas wood burner and plenty of space for family activities. Over the years, this has been the scene of many parties, gatherings and enjoyable socialising. To the right is the spacious dining room with useful hatch to the kitchen, natural light pouring through the bay window and a wood burner in the fireplace. The family always eat here and there is more than enough room for everyday meals, informal entertaining or a full on Christmas dinner. The staircase to the first floor rises from this room. The kitchen is dominated by the burgundy Aga which keeps it very warm and cosy. There are solid marble worktops, an integrated dishwasher, fridge and freezer and plenty of preparation and storage space.

Opening off the L shaped hallway are two double bedrooms, both with fitted cupboards, one currently being used as a home office. This would also make the perfect guest room. The four piece family bathroom has solid marble walls and floor, a large Jacuzzi bath with shower over, a towel heater and a good sized basin in a vanity unit with marble top and plenty of storage space. A door leads into the hallway in the connecting part of the house with red quarry tiles and hooks and storage for stowing coats and shoes. A useful utility room leads off it, along with a smart three piece shower room. The stunning garden room looks out over the paved courtyard with its central pond and with its polished wooden floor, wood burner style gas fire, doors on to the garden and stylish spiral staircase leading up to the first floor, it is a beautiful place to sit and dream in front of the fire in winter and enjoy the outdoors in summer. The ground floor accommodation is completed by the integrated workshop which is currently used for storage.





Versatile Accommodation...

The spiral staircase winds sinuously up to a cosy double bedroom clad in wood with a balcony. It also has built in eaves storage. Over the sitting room are two rooms, one currently used as a bedroom, the other as a studio with plenty of light streaming in through the large window. If desired, it could easily be used as a bedroom again, or converted into a nursery, playroom or hobby room.

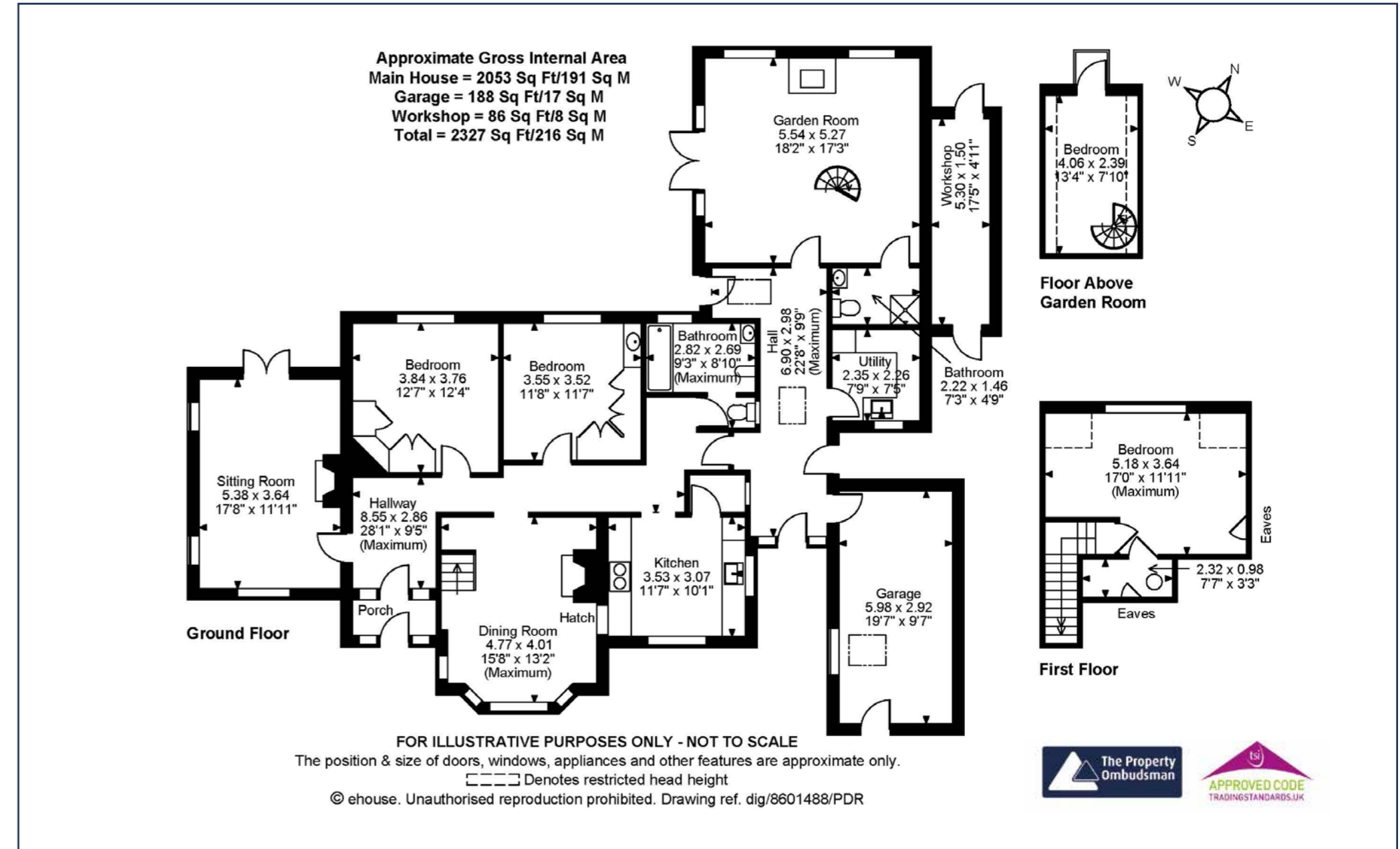


LOCATION

A garden which has been invested in, planned out, added to, lived in and enjoyed is a rare delight. To the rear of the house is the secluded, peaceful courtyard with a pond at its centre, surrounded by walls with trellises and mature trees. The pergola is covered with fruitful vines and is a lovely place for al fresco dining. Beyond is the lawn, a vast expanse of green, with the flower beds simply overflowing with clever planting. With an eye to colour, texture and fragrance, the owners have planned out their garden in sections, with mature trees, bushes, perennials and shrubs, a pretty shelter with seating, another pergola with vines, a fruitful fig tree and lovely walks. It is a thing of beauty, a garden which has evolved over the years. The integrated garage has power and light and, if desired, could be converted into a home gym or a workshop.

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. Situated in a tranquil area with off street parking, a charming garden and a large and versatile interior, this much-loved family home has a huge amount to offer.

The Felixstowe peninsula is watered by the rivers Orwell and Deben running south to the North Sea, dotted with pretty villages and largely composed of open farmland. The A14 bisects it, connecting Ipswich and Felixstowe and giving this part of Suffolk excellent transport links. There are stations at Felixstowe and Trimley St Mary with regular fast trains running straight into London Liverpool Street, making this ideal for those who commute to work. Felixstowe itself is a bustling seaside town with gracious Edwardian houses on the front, beach huts, the famous Martello towers, a pier, promenade and plenty of leisure activities. For those who like fishing, paddleboarding or simply messing about in boats, the peninsula offers every opportunity to enjoy relaxing times out on the water.



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