



9 Cordys Lane, Trimley St. Mary, IP11 0UD

£525,000 FREEHOLD

An exceptionally spacious and well presented detached bungalow set in a highly popular village lane location and benefitting from a garage, considerable parking and good sized gardens to both front and rear aspect.

Cordys Lane is set within the village of Trimley St Mary and is situated on the approach to Trimley Nature Reserve.

Overall accommodation consists of entrance porch, reception hallway, four good sized bedrooms, family bathroom, recently refitted en-suite shower room to master bedroom, fitted kitchen extending to approximately 22' in depth, separate dining room, sitting room and UPVC double glazed conservatory.

Heating is supplied in the form of gas fired central heating to radiators and all windows are of double glazed construction.

Externally the property stands recessed from Cordys Lane and has considerable parking to front and side aspect in addition to a brick built garage.

The rear garden backs on to open countryside.

Being rarely available to the market and with excellent presentation throughout, an internal inspection is advised to fully appreciate the accommodation on offer.

UPVC double glazed entrance door with leaded glazed inner panel leading to:

ENTRANCE PORCH 6' 8" x 4' 5" (2.03m x 1.35m)

Tiled flooring, UPVC double glazed construction, part glazed door leading to:

RECEPTION HALL 14' 9" maximum x 12' 5" maximum (4.5m x 3.78m)

Housing a built-in airing cupboard with recently installed Baxi combination boiler serving domestic hot water supply and central heating. Additional built-in cloaks cupboard. Radiator, access to loft space.

SITTING ROOM 16' x 11' 9" (4.88m x 3.58m)

Flame effect gas fire, UPVC double glazed window to side aspect, UPVC double glazed patio doors opening on to rear garden.

KITCHEN 21' 9" x 10' (6.63m x 3.05m) Modern fitted kitchen with a range of white fronted units comprising single drainer one and a half bowl sink unit with cupboards under, range of fitted drawers, cupboards, units and work surfaces. Fitted extractor hood, Siemens double oven, Neff four ring hob. Space for free-standing fridge/freezer, plumbing for washing machine. UPVC double glazed window to side aspect, UPVC double glazed door leading to outside, French doors leading to:

DINING ROOM 16' x 10' 1" (4.88m x 3.07m)

Radiator, door leading to sitting room and also door to:

CONSERVATORY 11' 8" x 9' 9" (3.56m x 2.97m)

UPVC double glazed construction on brick cavity wall base. Tiled flooring, French doors leading to outside.

BEDROOM 1 12' x 12' (3.66m x 3.66m)

Radiator, UPVC double glazed window to side aspect, door leading to:

EN-SUITE SHOWER ROOM 11' 10" x 5' 6" (3.61m x 1.68m)

Recently refitted to a high standard with a modern white contemporary style suite comprising double size walk in shower area, glazed shower screen, twin head shower, waterproof wall panelling, wash hand basin with mixer tap and vanity cupboards below, W.C. with concealed cistern, chrome heated towel rail/radiator, upvc sealed unit double glazed window to the side aspect.

BEDROOM 2 12' 10" into bay, reducing to 9'10" x 11' 10" (3.91m x 3.61m)

Radiator, UPVC double glazed bay window to front aspect.

BEDROOM 3 13' 5" x 10' (4.09m x 3.05m)

Radiator, two double wardrobes, UPVC double glazed window to front aspect.

BEDROOM 4 8' 4" x 7' 10" (2.54m x 2.39m)

Radiator, UPVC double glazed window to side aspect.

BATHROOM 9' 10" x 7' 4" (3m x 2.24m) Modern fitted suite comprising panelled bath with mixer taps, shower attachment and shower screen, low level WC and wash hand basin with storage cupboard. Part tiled wall surfaces, heated towel rail/radiator, wall mounted striplight with shaver socket. UPVC double glazed window to side aspect.

OUTSIDE

The property stands well recessed from Cordys Lane and offers grounds/gardens to both front and rear aspect.

FRONT GARDEN

A good sized front garden, partly lawned but with considerable block paving enabling off-street parking for numerous vehicles, further extending to the side of the property with concrete driveway/standing area that in turn leads to the garage.

GARAGE

Up and over door, light and power connected, window to rear aspect.

REAR GARDEN

The main garden areas to the property are situated to the rear aspect, which is mainly lawned, backs on to open countryside, is enclosed and offers a wide variety of flowers and shrubs in addition to a 10' x 8' storage shed.

TENURE

Freehold.

COUNCIL TAX BAND

Band 'E'

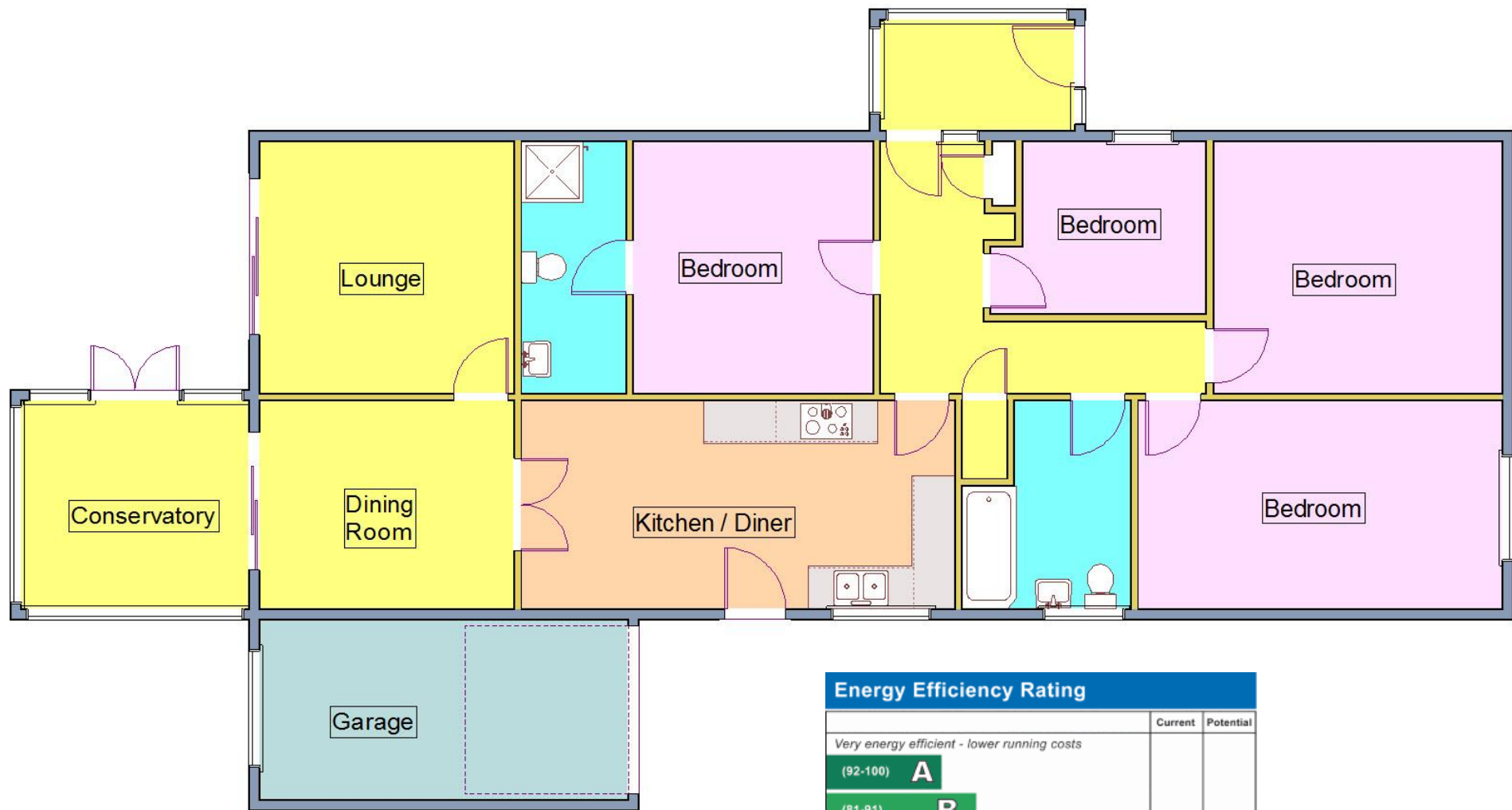












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		