



49 Cordys Lane, Trimley St. Mary, Felixstowe, IP11 0UD

£575,000 FREEHOLD

**DIAMOND
MILLS**
Established 1908

An exceptional detached family house set in gardens and grounds of a quarter of an acre in a lovely position down a "no through" lane. The accommodation includes two reception rooms, kitchen, utility room, cloakroom, and work room on the ground floor. On the first floor there are four bedrooms and two bathrooms.

COVERED PORCH

RECEPTION HALL

A wide easy staircase rises to the first floor via a half landing from the hall. There is a radiator in the hall.

LIVING ROOM (S&W)

17' 9" x 13' 9" (5.41m x 4.19m) The focal point of the room is the brick fireplace (capped). There are two radiators in the living room and external doors to the West.

SITTING ROOM (E)

17' x 10' 9" (5.18m x 3.28m) There is another brick fireplace (capped) in this reception room and a radiator. External doors to the rear garden.

KITCHEN (N)

16' x 11' 9" (4.88m x 3.58m) Fitted with a range of fitted wall and base units and an inset one and a half bowl stainless steel sink unit with single drainer. There is an electric cooker point in the kitchen with a hood above it. There is also an integrated Siemens dish washer and a radiator. A small hatch can be opened through to the sitting room which may have been used as dining room in the past.

UTILITY ROOM (W)

9' 3" x 5' 3" (2.82m x 1.6m) With fitted base unit and inset stainless steel sink unit. Plumbing for a washing machine. External door to the West.

CLOAKROOM (N)

2' 6" x 5' 3" (0.76m x 1.6m) Fitted with a two-piece suite comprising low level WC and wash basin. There is a radiator in the cloakroom and a cupboard housing the consumer unit.

WORKROOM (N&E)

17' 6" x 10' 3" (5.33m x 3.12m) A useful room with power and light connected and external doors front and rear.

LANDING

A spacious landing, part of which is used as a study area. Access to loft void.

BEDROOM (E)

17' 3" x 11' (5.26m x 3.35m) The fireplace in this room has been painted. There are lovely views over the garden from this bedroom. Radiator.

BEDROOM (S)

13' 3" x 13' (4.04m x 3.96m) A lovely light South facing bedroom. Radiator.

SHOWER ROOM (N)

9' 6" x 10' (2.9m x 3.05m) Fitted with a three-piece white suite comprising shower, pedestal wash basin and low level WC. The airing cupboard is in this room and houses the Baxi gas fired boiler and the pre-lagged copper hot water cylinder with fitted immersion heater. Radiator.

BEDROOM (W)

9' 6" x 12' (2.9m x 3.66m) This room enjoys farmland views across the lane. Radiator.

BEDROOM (W)

12' x 8' (3.66m x 2.44m) Another room with farmland views across the lane. Radiator.

BATHROOM (N)

8' 9" x 5' 9" (2.67m x 1.75m) Fitted with a three-piece white suite comprising panel bath, pedestal wash basin and low-level WC. Radiator.

OUTSIDE.

The house is set well back from the lane, offering privacy with a natural screen of mature trees and shrubs. A tarmac driveway leads to a spacious gravel parking and turning area on the west side of the property, surrounded by trees, including Silver Birch and Holly. To the west, a narrow verandah provides a sheltered outdoor space, while a paved terrace to the south offers a spot for relaxation. Indian Sandstone steps lead from the sitting room doors onto a lawn that stretches out to the east. The rear garden is fenced on both sides and features a small ornamental pond, along with a variety of shrubs. In total, the plot extends to approximately a quarter of an acre.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C(74) with a potential of A(96) which is valid until October 2034.

COUNCIL TAX BAND

E

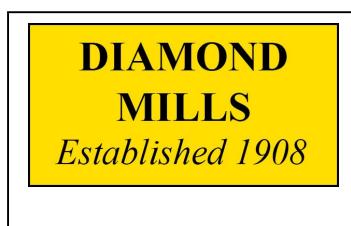
AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

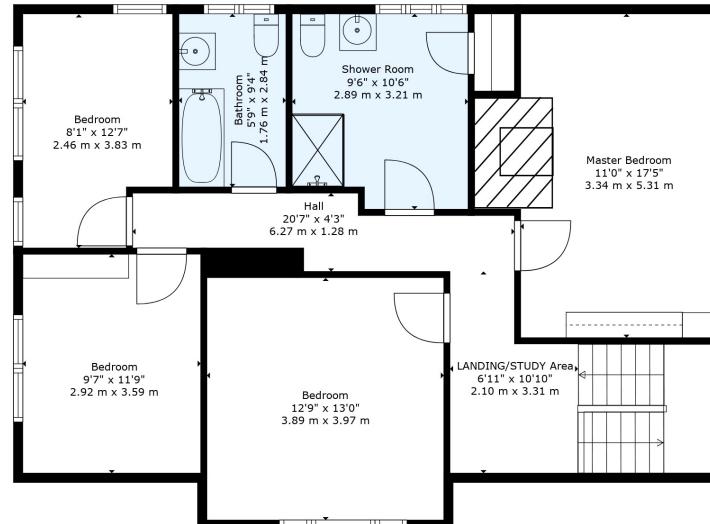
VACANT POSSESSION ON COMPLETION

VIEWING

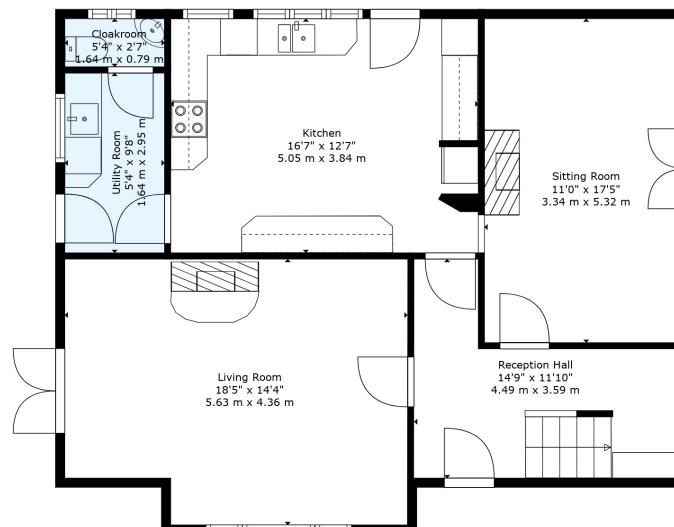
By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.







Floor 2



Floor 1

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TOTAL: 1818 sq. ft, 169 m²
FLOOR 1: 863 sq. ft, 80 m², FLOOR 2: 955 sq. ft, 89 m²
EXCLUDED AREAS: LOW CEILING: 13 sq. ft, 1 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.