



**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 in tegral Siemans 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 rooms 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**

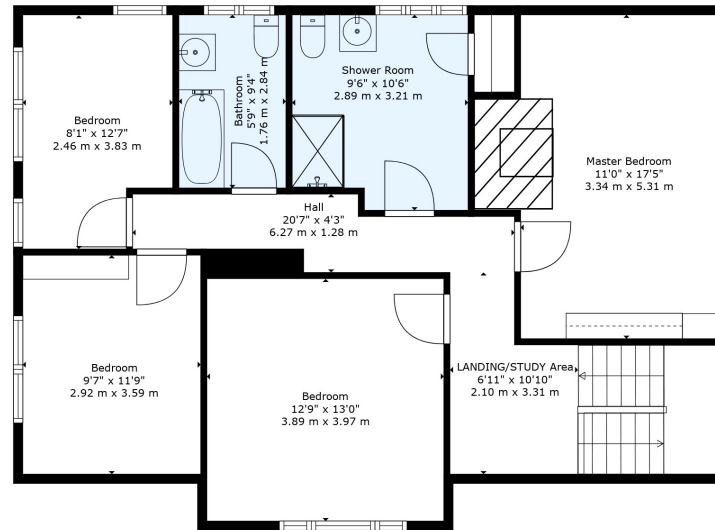
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**

**DIAMOND  
MILLS**  
*Established 1908*

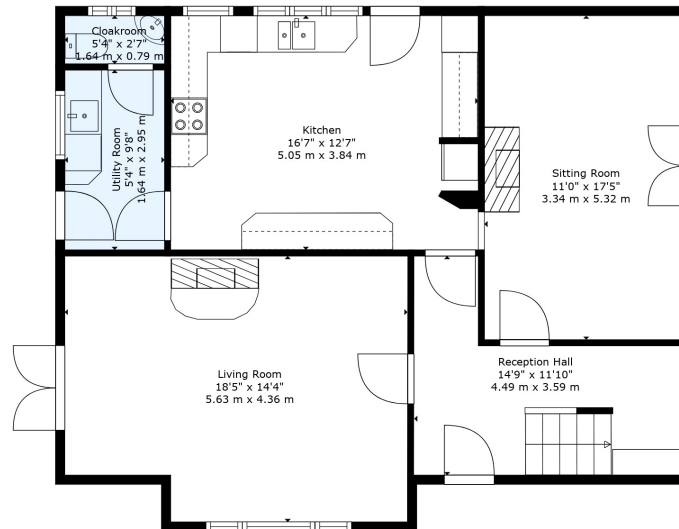








Floor 2



Floor 1

**DIAMOND  
MILLS**  
*Established 1908*

TOTAL: 1818 sq. ft, 169 m<sup>2</sup>  
FLOOR 1: 863 sq. ft, 80 m<sup>2</sup>, FLOOR 2: 955 sq. ft, 89 m<sup>2</sup>  
EXCLUDED AREAS: LOW CEILING: 13 sq. ft, 1 m<sup>2</sup>

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