



£780,000

Cordys Lane, Trimley St. Mary, Felixstowe, IP11



6

Bedrooms



3

Bathrooms

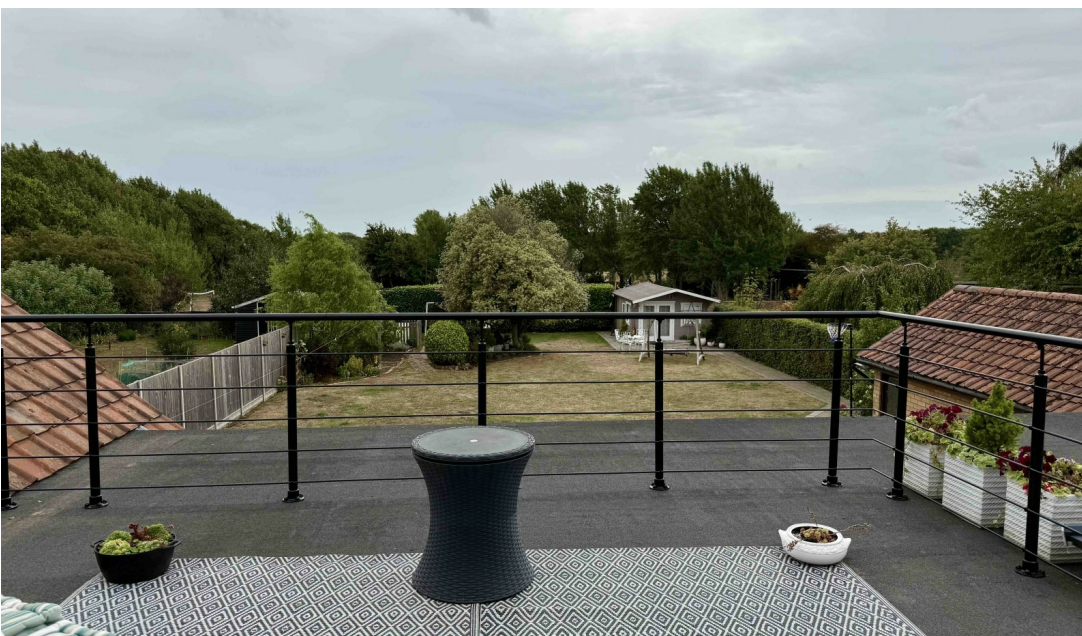
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Wainwrights are delighted to bring to market this impressive chalet-style detached bungalow, occupying a highly sought-after position on Cordys Lane. Offering excellent and versatile family accommodation throughout, the property boasts six bedrooms and three bathrooms, two separate WCs, complemented by an impressive open-plan kitchen/family room, spacious lounge and large utility room. The first floor benefits from a balcony overlooking the garden and enjoying views across the rear aspect. Externally, there is a detached garage and a separate summer house, providing further useful space. With its generous accommodation and flexible layout, this property would be ideally suited to a large or multi-generational family, while also offering excellent potential for those looking to run a business from home.

Entrance hallway

Part glazed composite front door with matching side panel opens into the bright and welcoming hallway with Oak-effect LVT flooring, radiator, spotlights to ceiling, stairs rising to 1st floor, Built-in hallway cupboard and doors leading to ground floor rooms:

Cloakroom

Oak effect UPVC double glazed window to front aspect, porcelain tiled floor, radiator, vanity unit with integrated hand wash basin, WC.

Lounge *6.05m x 3.65m (19' 10" x 12')*

Oak effect UPVC double glazed window to front aspect, radiator, carpet, coving to ceiling, modern & bespoke entertainment wall.

Large open plan Kitchen/Super room *8.35m x 4.96m (27' 5" x 16' 3")*

Oak effect UPVC double glazed French doors opening to large patio and garden at rear aspect, with integrated matching floor to ceiling Windows either side, internal Oak door to workshop/utility room, Grey wood effect tiled Flooring, wall mounted modern feature radiators, cathedral type UPVC double glazed skylight roof, large central island with luxury granite worktop and integrated one-and-a-half bowl sink, integrated dishwasher under with range of cupboards, integrated wine racks and breakfast bar seating area. The remainder of the modern fitted kitchen comprises of wood effect laminate worktops in an L- shape with grey shaker style cupboards and drawers at floor Level and matching cupboards at eye level, central feature of a double width cooking Range with 7 gas burners and a selection of electric ovens, decorative mosaic tiling splashback and decorative solid Oak piece above, integrated refrigerator, further space for upright refrigerator. Spotlights to ceiling, coving to ceiling, additional cupboards in the same style as the kitchen.

Master bedroom (suite)

Main bedroom area 4.78x3.58 This is a large double bedroom with Oak effect UPVC double glazed window to rear aspect, radiator, carpet, coving to ceiling, doorway through to personal dressing room: Dressing room 1.64x2.13 Carpet, coving to ceiling, spotlights to ceiling, room is fully fitted with large open wardrobes consisting of shelves and drawers and hanging space. Door to ensuite shower room. Ensuite 2.13x1.54 LVT flooring, spotlights to ceiling, feature towel radiator, vanity unit with integrated hand wash basin, walk-in quadrant shower with glass and chrome sliding door and thermostatically controlled shower incorporating rain showerhead, Aqua board style backing Panels, WC.

Bedroom two *6.34m x 2.97m (20' 10" x 9' 9")*

Oak effect UPVC double glazed window to rear aspect, radiator, carpet, coving to ceiling.

Bedroom three/Office *3.95m x 2.94m (13' x 9' 8")*

Oak effect UPVC double glazed window to front aspect, radiator, wood effect quality laminate flooring, coving to ceiling.

Bedroom four *4.01m x 3.03m (13' 2" x 9' 11")*

Oak Affect UPVC double glazed window to front aspect, radiator, carpet, coving to ceiling.

Family bathroom *2.13m x 1.54m (7' x 5' 1")*

Oak effect UPVC double glazed window to side aspect, tiled floor, fully tiled walls, feature radiator, large integrated wall mirror, bath with glass and chrome shower panel and thermostatically controlled overhead rain type showerhead, centrally mounted taps and additional shower attachment, vanity unit with integrated hand wash basin, WC with hidden cistern, floating ceiling with integrated spotlights.

Garage *5.71m x 3.10m (18' 9" x 10' 2")*

Porcelain tiled floor, electric remote-operated garage door, lighting and electrics, UPVC fully glazed French doors opening into utility room/workshop

Workshop/utility room *7.26m x 3.10m (23' 9" x 10' 2")*

Oak effect UPVC fully glazed doors opening to rear aspect, porcelain tiled floor, lighting and Electrics, space and plumbing for washing machines and tumble dryer, Industrial sized Viessman gas combi boiler, black laminate worktop with integrated one and a half bowl stainless steel sink, cupboard at floor level, eyelevel cupboards, hatch to loft space, door to kitchen and door to additional cloakroom

Additional Cloakroom

Oak effect UPVC double glaze opaque window to rear aspect, grey wood effect tiled floor, hand wash basin, WC.

First floor:

Carpeted Stairs with decorative handrail lead up to the first floor, where a fully glazed Oak door opens into the first-floor accommodation:

Reception room/ bedroom six: *5.02m x 4.67m (16' 6" x 15' 4")*

Wood effect UPVC fully glazed French doors open to large balcony overlooking the back garden and fields beyond. Radiator, carpet, eaves storage, door to luxury bathroom.

Luxury bathroom *2.94m x 2.73m (9' 8" x 8' 11")*

Oak effect UPVC opaque, double glazed window to side aspect, grey wood effect tiled flooring, eaves storage, spotlights to ceiling, free standing roll top & claw foot bath, large walk-in shower with curved glass and chrome panel and thermostatically controlled shower, hand wash basin, WC, partially tiled walls and large shelf also in matching luxury tiling, Aqua boarding to shower area, feature radiator.

Bedroom five *5.02m x 2.97m (16' 6" x 9' 9")*

Oak effect UPVC double glazed window to rear aspect, radiator, carpet, doorway through to dressing room

Dressing room *5.38m x 3.08m (17' 8" x 10' 1")*

Eaves storage space, Velux type window to front aspect, Oak effect UPVC double glazed window to side aspect,

Rear garden

The property sits on a plot of approximately ¼ acre and the back garden extends to 116 feet, providing a large and non-overlooked sandstone paved patio, the majority of the garden is laid to lawn with decorative pathway extending from the patio to the wooden summerhouse, complete with plumbing and electrics. An additional brick built garage serves a useful further storage space and provides a backdrop to the outdoor BBQ area, with potential for an outdoor kitchen. Planter borders, several established shrubs, trees and flowering plants complete this pleasant outdoor space.

Summer house *4.18m x 3.55m (13' 9" x 11' 8")*

This has French doors opening to the front, windows to front and side and pitched roof. There's a patio to side and front. Full electrics inside, also a water supply and drainage.

Additional garage/potential outside kitchen *5.33m x 2.73m (17' 6" x 8' 11")*

Window to rear aspect, half glazed door to side aspect, up and over garage door to front, pitched tiled roof, loft storage space, lighting and electrics.

Outside front

Large block paved driveway with space for up to six cars leads to the garage with up and over remote-controlled electric door, an area laid to slate chippings with planting areas stocked with lavender and other established plants. Central feature incorporating an established Magnolia and further planting area with shrubs and flowering plants.

General info:

Fine living in a house finished to an extremely high standard, with accommodation over two floors. The heart of the house is the glorious kitchen / super room with cathedral style glass roof. This is complemented by spacious accommodation downstairs and what is currently used as a luxury suite upstairs, with its own private balcony overlooking the garden and open fields beyond. Off road parking to the front for multiple vehicles, plus a garage and large workshop/utility area. Council tax band C.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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