



**53 Cordys Lane, Trimley St. Mary, Felixstowe, IP11 0UD**  
**£425,000** *EXTENDED COTTAGE WITH DOUBLE GARAGE IN AONB*

**DIAMOND  
MILLS**  
*Established 1908*

**A rarely available and significantly extended semi detached cottage having been modernised and adapted to provide versatile living accommodation and is situated in a wonderful countryside setting with rural walks on the doorstep.**

**Offering just over 1600 square feet, the accommodation briefly comprises an entrance hall, living room, ground floor bathroom, open plan kitchen diner sitting room, first floor landing, three first floor double bedrooms, first floor shower room and a first floor kitchen which could be changed back to a bedroom.**

**TRADITIONAL SOLID WOOD ENTRANCE DOOR OPENING TO:-**

**ENTRANCE HALL**

8' 10" x 8' 2" (2.70m x 2.5m) Tiled floor. Window to side aspect. Storage cupboard. Staircase to first floor. Doors off to:-

**LIVING ROOM**

21' 2" x 17' 1" (6.46m x 5.22m) Fitted carpet. Two radiators. Storage cupboard. Fireplace. Windows to front and side aspects.

**OPEN PLAN KITCHEN DINER SITTING ROOM**

21' 0" x 17' 1" (6.41m x 5.23m) Tiled floor. A range of fitted eye and base level units hand painted in grey, laminate work tops,. Ceramic one and a half bowl single drainer sink unit. Fitted double oven and hob, plumbing for washing machine and dishwasher and space for fridge. Window to side aspect and sliding doors to rear aspect. In the the sitting area there is tiled floors and two radiators.

**GROUND FLOOR BATHROOM**

Panelled bath with splashback tiling, pedestal wash hand basin, low level WC, heated towel rail, tiled floor and extractor fan.

**FIRST FLOOR LANDING**

Window to side aspect. Doors to main bedroom, landing area and shower room.

**MAIN BEDROOM**

21' 1" x 11' 10" (6.43m x 3.63m) Varnished floor boards. Windows to front and side aspects. Radiator. Built in triple mirrored sliding wardrobes.

**SHOWER ROOM**

Modern suite consisting of a vanity wash hand basin, low level WC, heated towel rail, walk in shower cubicle, tiled floor and window to side aspect.

**BEDROOM TWO**

13' 2" x 8' 11" (4.02m x 2.73m) Radiator. Window to side aspect.

**BEDROOM THREE**

13' 8" x 8' 11" (4.17m x 2.74m) Window to rear aspect, radiator, built in triple mirrored sliding wardrobes.

**FIRST FLOOR KITCHEN**

13' 2" x 8' 10" (4.02m x 2.7m) Could be reinstated as a bedroom, however the current owners use this room as a second kitchen. Window to side aspect. Radiator.

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### **OUTSIDE**

To the front of the cottage is an open plan front garden being mainly laid to lawn with a low laurel hedge on one side. Fencing to the other boundary. There is an abundance of parking available on the hard standing driveway and there is also side security lighting. There is a rear courtyard in front of the DETACHED DOUBLE GARAGE and behind is a wonderful wildlife garden with a small pond, summer house lawn area leading down to a vegetable patch and greenhouse which abuts an Area of Outstanding Natural Beauty.

### **DETACHED DOUBLE GARAGE**

24' 7" x 19' 8" (7.50m x 6.00m) Twin up and over manual doors. Power and light connected. Windows to the rear. Inspection pit.

### **COUNCIL TAX BAND**

Band D.

### **ENERGY PERFORMANCE CERTIFICATE**

The current energy performance rating is C (75) with a potential rating of B (83) and the current energy performance certificate is valid until 9th October 2032.

### **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.**





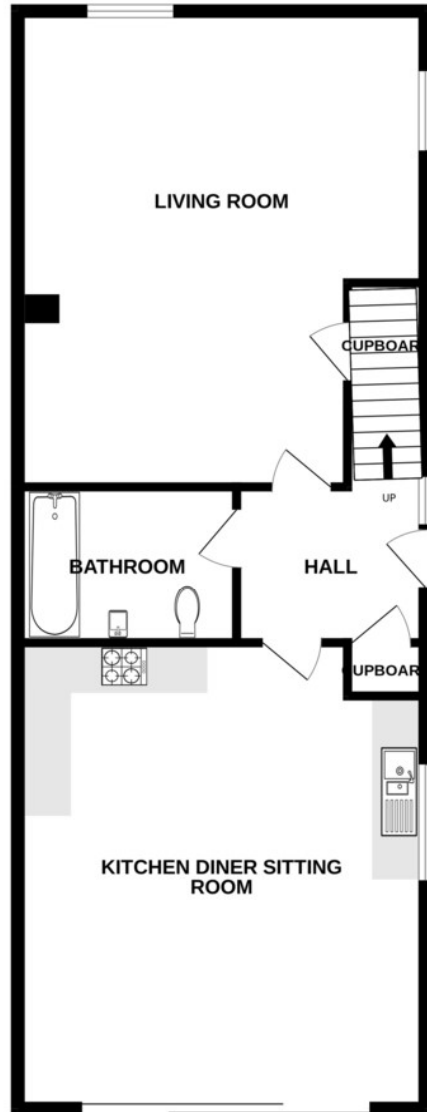


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GROUND FLOOR



1ST FLOOR

