

*A rare and exciting opportunity to acquire a detached bungalow that offers tremendous potential on a site of over an acre, in a highly desirable part of Trimley St Mary.*

Guide Price  
£450,000 Freehold  
Ref: P6782/J

7 Cordy's Lane  
Trimley St Mary  
Felixstowe  
Suffolk  
IP11 0UD



Entrance hall, 24' sitting room, kitchen/breakfast room, conservatory and garden room. Two double bedrooms, bathroom and separate WC. Attic rooms.  
Garage and driveway.  
Former stables and outbuildings.  
Gardens and grounds extending to approximately 1.1 acres (0.45 hectares).

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## Location

The property will be found along Cordy's Lane, a popular and desirable no-through road that is a short distance from the centre of the village and close to the town of Felixstowe. There are a number of amenities in the village including The Mariners public house, a primary school, post office, general store, church and village hall. Within walking distance of the property is a railway station with regular services to Felixstowe and Ipswich which take just under half an hour, with onward Inter City connections to London's Liverpool Street station. There are also a number of bridleways in the locality.

Felixstowe is an attractive coastal town that benefits from all amenities including local schools, leisure facilities, a wide range of shopping facilities in the town centre, together with coffee shops, restaurants, a cinema, a train station and much more. Other features include the sea front with its sandy beach, newly designed pier and gardens together with waterfront restaurants. Nearby are the scenic estuaries of the River Deben and the River Orwell.

Trimley St Mary is about 12 miles from the County Town of Ipswich and also close by is Martlesham Heath Retail Park offering a good selection of shopping facilities including Tesco Extra, Next, Costa and Wickes. The historic market town of Woodbridge on the banks of the River Deben is about 10 miles.

## Description

Dating from the 1950s, 7 Cordy's Lane comprises a chalet style bungalow with tremendous potential occupying a site of approximately an acre in a desirable location close to the centre of the village.

The property is in need of refurbishment throughout and as such offers huge scope to be renovated, remodelled and extended, subject to the necessary consents, to a new owner's preferred style and design, as other properties nearby have done in recent times. Alternatively the bungalow could be demolished to make way for a replacement dwelling, and with the entirety of the gardens and grounds falling within the settlement boundary of the village, there is potential to undertake further development on site - all of which, of course, would be subject to the necessary permissions from the local planning authority.

Outside the property is surrounded by the more formal gardens with an 'in-and-out' driveway to the front of the property beside which is a garage. There is also a five bar gate that provides vehicular access to the rear. To the rear of the property there is a good size garden, with a number of mature trees and shrubs and a timber frame stable.

To the rear of the garden is a second five bar gate and this provides access to the former paddock, which extends to approximately 0.8 acres (0.32 hectares). This area is particularly private with numerous mature trees along the perimeter. In all the gardens, grounds and former paddock extend to approximately 1.1 acres (0.45 hectares).

## The Accommodation

### *The Bungalow*

### Ground Floor

A part glazed UPVC front door with side light opens into the

### *Entrance Hall*

With range of built-in storage cupboards, radiator, access to roof space, telephone point, door to **Storage Cupboard**, and doors off to



*Sitting Room* 24'3 x 12'3 (7.39m x 3.73m)

A generous reception room with window on the gable elevation with outlook to the drive and plenty of light. The focal point of the room is the brick fireplace with flanking shelved recesses and raised tiled hearth. Radiators, wall light points and glazed Crittal French doors with side lights opening into the



*Conservatory* 16'2 x 10'5 (4.93m x 3.17m)

A later addition to the property and of part timber frame/part UPVC glazing set on a raised brick plinth with doors providing direct access to the garden. A door from the Conservatory opens into the



*Garden Room* 10'5 x 9'2 (3.17m x 2.79m)

Of more basic timber frame construction under a monopitch Perspex roof and with UPVC windows set on a raised brick plinth.

Returning to the Entrance Hall further doors provide access to

*Kitchen/Breakfast Room* 12' x 11'5 (3.66m x 3.48m)

With range of fitted cupboard and drawer units with marble effect worksurface over incorporating a stainless steel sink with drainer. Four ring Halogen electric hob and high level Bosch oven and grill. Floorstanding Ideal Mexico II gas fired boiler and fitted bench seat. Airing Cupboard and part glazed UPVC door to the



*Side Lobby* 9'7 x 6' (2.92m x 1.83m)

With doors providing access to the front drive and rear garden.

Further doors from the Entrance Hall provide access to

**Bedroom One** 16'1 x 11'6 (4.9m x 3.51m)

A good size double bedroom with windows on the front and side elevation providing plenty of light. Range of fitted wardrobe cupboards and radiator.



**Bedroom Two** 11'2 x 11' (3.4m x 3.35m)

With large window on the front elevation overlooking the driveway and garden. Radiator and wall mounted electric panel heater.

**Bathroom**

Fully tiled with suite comprising corner bath, shower cubicle containing the electric mixer shower and mounted wash basin with storage cupboards under. Strip light with shaver socket and radiator.

**Separate WC**

With WC and tiled floor.

A loft ladder from the Entrance Hall provides access to the



**Attic Rooms**

With landing area with door to enclosed attic space and opening through to

**Attic Room One** 17'2 x 13'3 (5.25m x 4.06m)

With crittal window on the gable elevation providing a good degree of light, fitted storage cupboards and door to eaves storage cupboard.

**Attic Room Two** 12'9 x 10'11 (3.91m x 3.34m)

With Velux window light and door to eaves storage cupboard.





## Outside

The property will be found along a popular no-through road close to the centre of Trimley St Mary. Set back from the road, there is an 'in-and-out' semi-circular driveway that encloses the front garden. This is mainly laid to grass, but partly enclosed by mature hedging. Beside the driveway is a five bar gate that provides vehicular access to the rear. There is also the **garage**, 16' x 9'8 (4.88m x 2.95m), with up and over door that is no longer working and set beneath a corrugated cement asbestos sheet roof.

The rear garden is of a good size, with a central area laid to grass that incorporates a number of mature trees and shrubs, together with a former ornamental pond. To one side there is a concrete pathway, and this leads beside a **greenhouse** and **former garden shed**. To the rear of the garden is the **former stable**, with power connected (not tested). To the very rear of the garden is a second five bar gate and this provides access to the **former paddock**, which is within the settlement boundary for the village. This area extends to approximately 0.8 acres (0.32 hectares), but has been unattended for some time. Around the perimeter of the paddock are a number of established trees and shrubs, that provide a good degree of privacy. There is also a **dilapidated timber frame building** under a corrugated tin sheet roof and a **dilapidated former loose box/stable**. In all, the gardens and grounds extend to approximately 1.1 acres (0.45 hectares).







Red line denotes area for sale and is indicative only



## 7 Cordys Lane, Trimley

Approximate Gross Internal Area = 197.1 sq m / 2121sq ft  
(Including Attic / Eaves Storage / Excluding Void)  
Garage = 14.4 sq m / 155 sq ft  
Total = 211.5 sq m / 2276 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity, water, drainage and gas connected. Gas fired boiler serving the central heating and hot water system.

**EPC** Rating = D

**Council Tax** Band D; £1,984.38 payable per annum 2023/2024

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

December 2023



## Directions

Travelling in an easterly direction on the A14, turn off where signposted to Kirton and Trimley St Martin and St Mary. At the top of the slip road turn right onto Howlett Way and at the next roundabout take the first turning left onto High Road. Continue along High Road into the centre of Trimley St Mary, turning right onto Station Road. Continue along Station Road which becomes Cordy's Lane and the property will be found a short way along on the left hand side, just after the level crossing.

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