



5 ELM LANE

FROST & PARTNERS

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COPDOCK, IPSWICH | SUFFOLK | IP8 3ET



A fully refurbished and beautifully presented two bedroom mid-terraced cottage, which has been finished to an exceptional standard, with sitting room, kitchen, ground floor bathroom, courtyard garden, additional enclosed rear garden and on the street parking, together with a detached brick-built office/garden room, with a cloakroom. All located in the desirable village of Copdock.

The entrance door leads into the sitting room, which has a window to the front, clay paved brick flooring, fireplace recess, staircase rising to the first floor, under stairs storage cupboard, spotlighting and door to the kitchen, which has a window to the rear overlooking the courtyard, half glazed door leading out to the same and door to the bathroom. The kitchen itself comprises a ceramic sink unit inset in to a range of high quality work surfaces with cupboards and drawers below, matching wall mounted cupboards, range of appliances including; washer/dryer, dishwasher, oven with four burner hob and extractor over and microwave, cupboard housing the gas fired boiler, tiled flooring and spotlighting. The bathroom features a modern white suite comprising a panelled bath with shower over, vanity unit incorporating wc and wash basin, heated towel rail and spotlighting.

On the first floor, there is a landing with doors to the bedrooms.



Bedroom 1 has a window to the front offering far reaching countryside views, access to the roof space and spotlighting. Bedroom 2 is an L-shaped room with a window to the rear, storage cupboard and spotlighting.

Outside, to the rear, there is a courtyard garden, which leads up to a brick-built office/garden room with a cloakroom. There is a gate from the courtyard leading to an enclosed rear garden, which is currently laid to soil and bounded by panelled fencing and hedging.

There is on street parking available to the front of the property.

Guide Price - £250,000

Additional Information

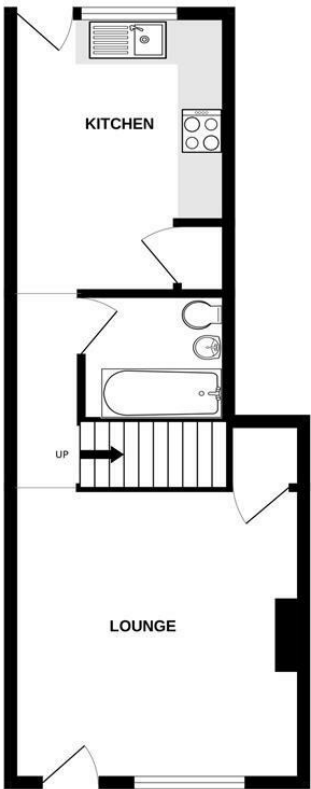
Tenure: Freehold

Local Authority: Babergh District Council

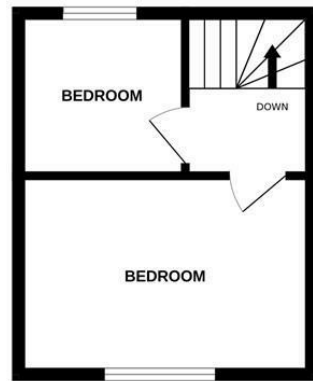
Council Tax: B



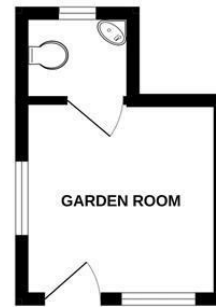
GROUND FLOOR



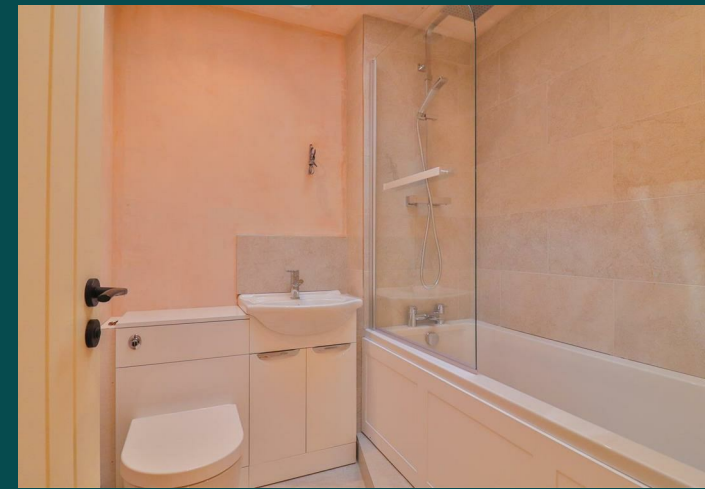
1ST FLOOR



GARDEN ROOM



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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