

London Road, Ipswich,  
£595,000

 3  3  1  C

- VILLAGE LOCATION
- EXTENDED PERIOD COTTAGE
  - THREE BEDROOMS
    - OPEN PLAN KITCHEN/DINING/BREAKFAST ROOM
  - UTILITY ROOM
  - SHOWER ROOM
- EN-SUITE AND DRESSING AREA
- WORKSHOP AND OUT BUILDINGS
  - GENEROUS PLOT
    - GARAGE



A beautiful extended and modernised three bedroom period cottage located on a generous plot with outbuildings in the village of Copdock with access to the A12/A14.

**PROPERTY:**

A fantastic opportunity to acquire this modernised three bedroom Victorian cottage located in the frequently requested village of Copdock. The property has been aesthetically extended to form a character residence ideally suiting most families whilst the generous plot size and outbuildings add versatility to an already feature packed home. features include:- storm porch, cosy living room, open plan kitchen/breakfast/dining area with modern units and appliances, utility room, ground floor shower room, modern first floor family bathroom, master bedroom with dressing area and en-suite, two further good sized bedrooms, generous plot with workshop, games room, storage rooms and oversized garage.



Council Tax: Band C  
Babergh



## LOCATION:

Copdock is a sought-after village to the South West of Ipswich which enjoys the best of both worlds, a quiet village location, whilst within short driving distance to the county town of Ipswich, providing an array of amenities. The village has a primary school, parish church, village hall, public house, playing fields, and offers easy access to the A12 and A14 commuter trunk roads. There are excellent senior schools in nearby East Bergholt and Ipswich, train stations in Manningtree and Ipswich, a regular bus service connecting Copdock to Ipswich and Colchester, and local shopping facilities in neighbouring Capel St. Mary.

## ENTRANCE HALLWAY:

12'0 x 6'4 (3.66m x 1.93m)

Double glazed entrance door to:- radiator, alcove under stairs, stairs to first floor landing and Karndean style flooring.

## KITCHEN/BREAKFAST/DINING ROOM:

22'5 x 16'5 red 9'8 (6.83m x 5.00m red 2.95m)

Double glazed windows to front and rear elevations, recessed lighting, radiator, one and a quarter bowl inset sink unit with hand spray mixer tap and cupboards under, a range of gloss fronted floor standing cupboard drawers and units with adjacent work tops, wall mounted matching units, under unit courtesy lighting, filter hood over four ring electric hob, built in electric oven and grill, microwave unit, integrated dishwasher, integrated fridge/freezer, breakfast bar area, led kickboard lighting and Karndean style flooring.



### LIVING ROOM:

21'0 x 15'1 (6.40m x 4.60m)

Access via double doors, double glazed windows to side and front elevations, double glazed French doors to garden, two radiators, feature corner fitted log burner and wood laminate flooring.



### UTILITY ROOM:

7'10 x red 5' x 6'2 (2.39m x red 1.52m x 1.88m)

Recessed lighting, double glazed window to side elevation, double glazed door to garden, space for washing machine, work top over, wood laminate flooring and door to:-



### SHOWER ROOM:

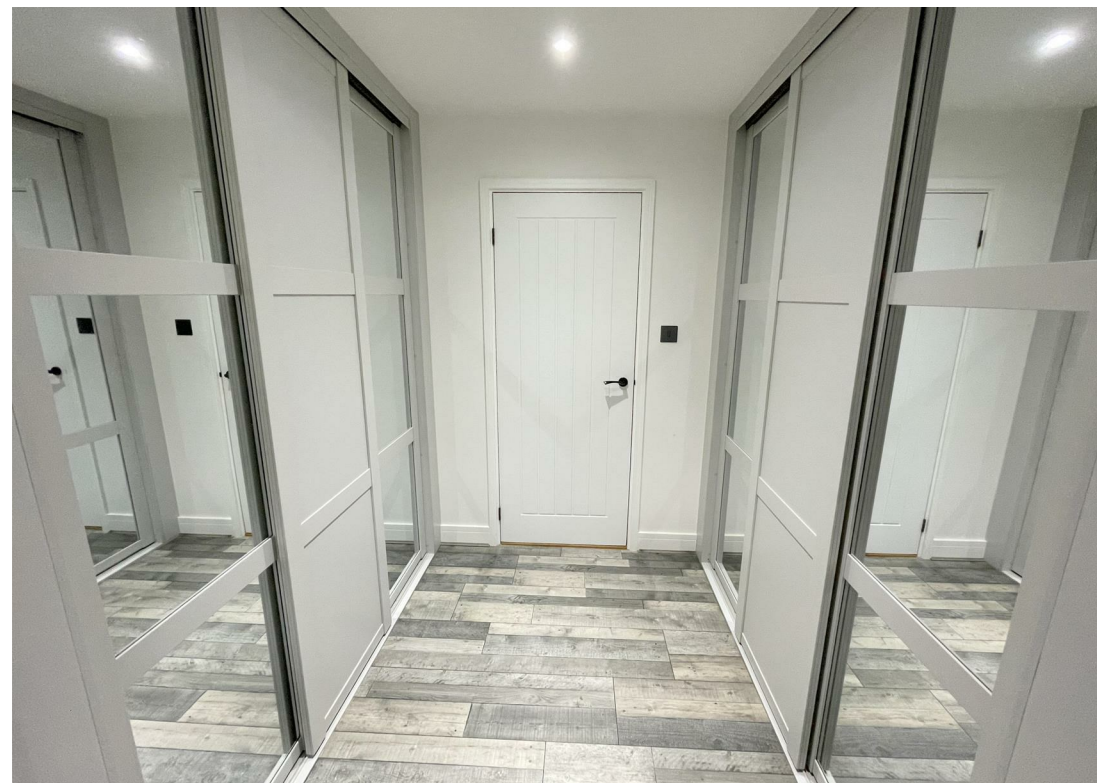
7'2 x 6'3 (2.18m x 1.91m)

Double glazed frosted window to rear elevation, extractor fan, low level WC, wash hand basin with mixer tap, vanity cupboard under, shower area with shower unit, shower screen and tiled walls.



### LANDING:

Access to loft space, concealed meters and doors to:-



### BEDROOM ONE/DRESSING ROOM:

17'1 red 10'1 x 16'2 red 12'9 (5.21m red 3.07m x 4.93m red 3.89m)

Recessed lighting, double glazed window to front elevation, radiator, laminate flooring and access to dressing area with wardrobe cupboards with sliding doors to both sides. Access to :-



### EN-SUITE:

9'1 x 5'0 (2.77m x 1.52m)

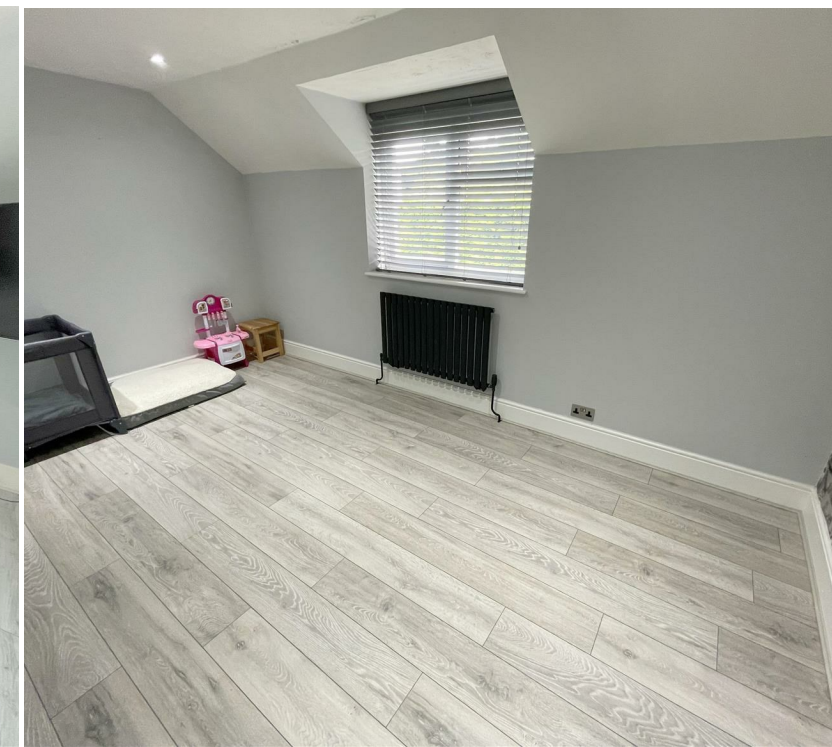
Double glazed frosted window to rear elevation, low level WC with concealed cistern, wash hand basin with mixer tap, inset to vanity, walk in shower cubicle with shower unit and shower screen door. tiled floor.



**BEDROOM TWO:**

14'4 x 11'10 (4.37m x 3.61m)

Recessed lighting, double glazed windows to rear and side elevations, radiator, fitted wardrobe cupboards and wood laminate flooring.

**BEDROOM THREE:**

15'1 x 9'0 (4.60m x 2.74m)

Recessed lighting, double glazed window front elevation, radiator and wood laminate flooring.

**BATHROOM:**

6'11 x 8'1 (2.11m x 2.46m)

Recessed lighting, double glazed frosted window to rear elevation, heated towel radiator, built in storage cupboard, low level WC, wash hand basin with mixer tap and vanity cupboard, panel bath with tiled splashback and tiled flooring.

**OUTHOUSE:**

13'11 x 9'1 (4.24m x 2.77m)

Window to one elevation, power and lighting. Enamel butler style sink.

**GARAGE:**

24'2 x 11'3 (7.37m x 3.43m)

Electric up and over door, power and lighting.





### FRONT GARDEN:

Block paved paved with neat stone/shingle areas, fenced screening with access gate to further garden area.

### REAR GARDEN:

Flag stone patio with further raised decked area, access to outhouse and large side plot/garden.

### SIDE GARDEN:

Large expanse of neat lawn with shingle/stone areas, access to garage with shingle drive accessed by electric wooden gates, workshop, games room and storage rooms.

### WORKSHOP

39'8 x 18'1 (12.09m x 5.51m)  
Double wooden access doors, windows, access to storage rooms and games room.

### GAMES ROOM:

18'1 x 14'11 (5.51m x 4.55m)  
Windows, power and lighting. Bar area.

### STORAGE ROOM:

30'0 x 7'5 (9.14m x 2.26m)  
Windows and power.

### STORE ROOM:

10'7 x 7'7 (3.23m x 2.31m)  
Access to further store.

### STORE:

Storage area.

### AGENTS NOTES:

The property has cess pool drainage.

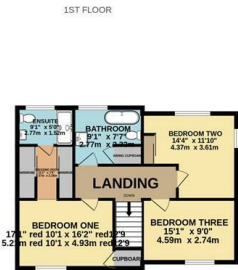
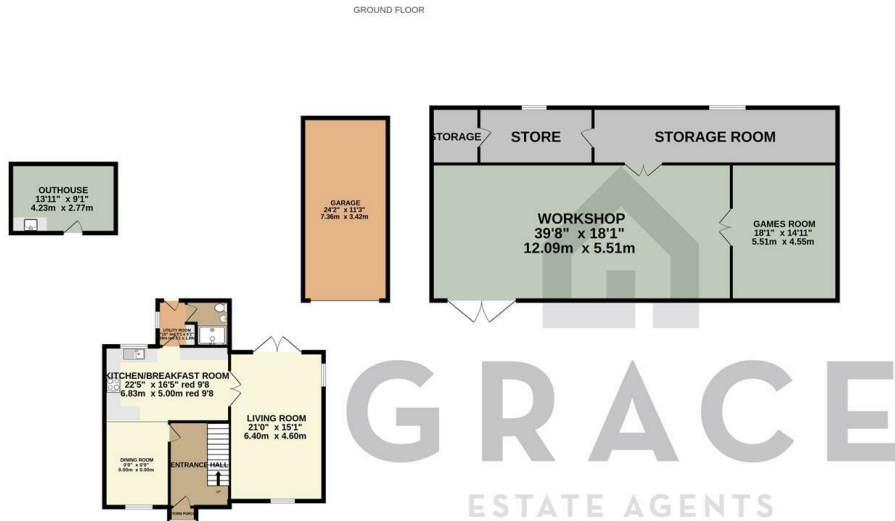
The aerial view of the property is an older picture and is being used for identification only.





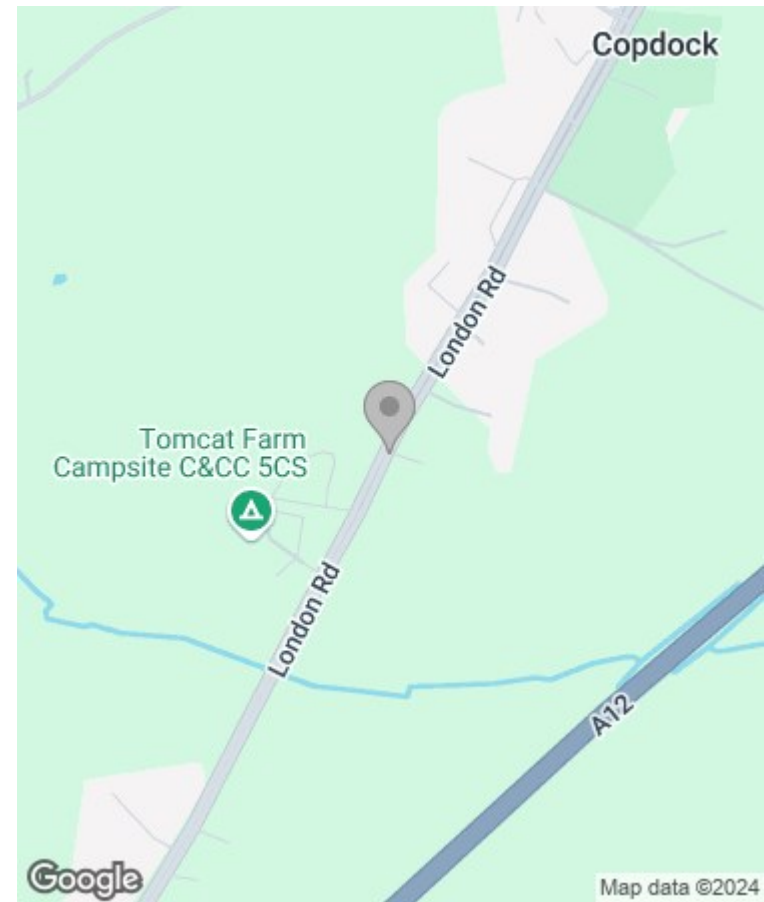






**GRACE**  
ESTATE AGENTS

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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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		