



# THE OLD HALL

Copdock | Suffolk



Chapman Sticks



# THE OLD HALL, SCHOOL HILL, COPDOCK, IP8 3HY

Capel St Mary – 4 miles

Ipswich – 4 miles

Manningtree – 11 miles

- Entrance hall • Sitting room • Snug • Study • WC •
- Kitchen / breakfast room • Dining room •
- Four bedrooms • Two bathrooms • Parking •
- Garage • Garden •

## The Property

Originally a three-bedroom house, The Old Hall has been transformed by the current owners into a stunning four-bedroom family home.

A welcoming and light entrance hall with laminate flooring leads to the spacious ground floor accommodation. To one side of the hall, the snug and the study are located toward the front of the house. On the opposite side, the downstairs WC and dual aspect sitting room offering an attractive fireplace with inset log burner and glazed doors with integrated blinds which lead onto a sun terrace and lawn to the rear.

The modern kitchen comprises various oak fronted eye and base level units with granite mix worktops and a breakfast bar. It also offers integrated appliances to include a gas boiler, water softener, AEG electric oven and gas hob, dishwasher and plumbing for washing machine. Beyond the kitchen, lies an impressive dining/living space (added 2022), with bi-fold doors and roof lights with solar powered blinds, all of which allow plenty of natural light.

On the first floor, a landing leads to three double bedrooms and one single bedroom with two fully tiled family bathrooms and airing cupboard. Bedroom one has been recently fitted with attractive bespoke Sharps wardrobes.

Outside, the property sits in an elevated position opposite the local well regarded primary school, with off road parking and a single garage which has been partly boarded to create storage, with a remote controlled electrically powered up and over door.

To the rear of the house lies a fully enclosed garden with attractive raised beds surrounding a lawn wrapping around the rear extension creating a further hidden area to the side, perfect for garden storage.

## A WELL-APPOINTED DETACHED HOUSE IN A VILLAGE LOCATION WITH GARAGE, PARKING AND GARDENS





### Location

The property is located in the sought-after village of Copdock just outside Ipswich. The A12 and the A14 are both within easy reach. Copdock and neighbouring Washbrook provide a number of everyday amenities, including local pubs and Copdock's outstanding-rated primary school. Nearby Independent schools include Royal Hospital School in Holbrook and Ipswich School in Ipswich. Ipswich mainline station is less than four miles away, with direct links to London Liverpool Street.

### Services

We understand all mains services are connected.

### Local Authority and Council Tax Band

Babergh & Mid Suffolk District Council  
Band D

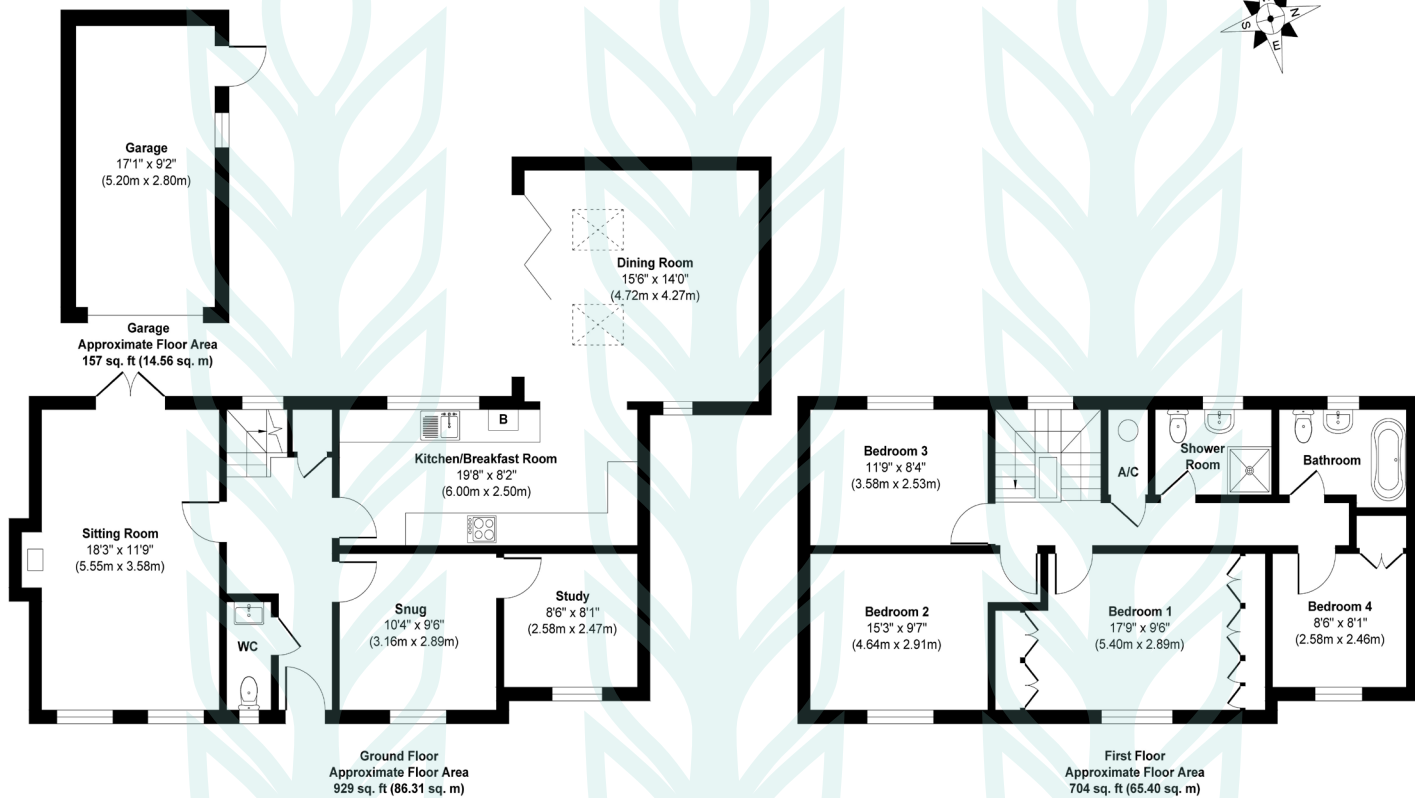
### EPC Rating

Current C (69). Potential C (80).

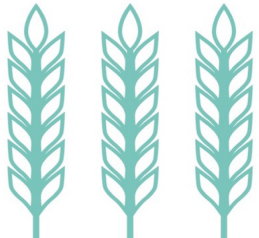




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**Approx. Gross Internal Floor Area 1633 sq. ft / 151.71 sq. m.**  
**Approx. Gross Internal Garage Area 157 sq. ft / 14.56 sq. m.**  
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## Chapman Sticks

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Hadleigh,  
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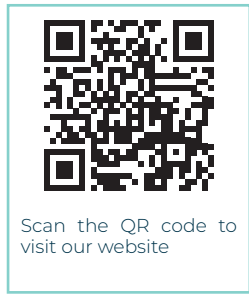
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