



Home Lea | School Road | Coddendam | IP6 9PR

Guide Price: £345,000

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Home Lea, School Road, Coddendam, Suffolk, IP6 9PR

“A most desirable two-bedroom characterful cottage situated in the heart of this popular Suffolk village with attractive cottage courtyard garden, useful outbuilding & off-road parking.”

Description

A characterful yet unlisted two-bedroom detached cottage situated in the heart of this highly desirable Suffolk village.

Notable benefits include off-road parking, outbuilding offering substantial storage with potential for further accommodation (subject to the necessary planning consents), oil-fired central heating and private rear cottage gardens.

The accommodation comprises: sitting room, kitchen, reception room/snug, first floor landing, two bedrooms and bathroom.

About the Area

Coddendam is approximately seven miles north of Ipswich and is a typical English village with church, village shop, recreation ground, leisure centre and Coddendam Country Club. It won village of the year in 2002 for its community spirit and there are some fantastic country walks within the village. Within walking distance or a short drive Retreat East can be found in the neighbouring village of Hemingstone offering holiday accommodation, restaurant and Spa facility.

There is easy access to the A140 to Norwich and A14 to Bury St Edmunds and Cambridge to the west and to Ipswich, Colchester and London via the A12 to the south and east. You are just 15 minutes from the centre of Ipswich by road, which has a main line station to London Liverpool Street journey time of about 60 minutes.

There is a range of independent schools nearby and local primary schools include Stonham Aspal, Henley and Helmingham, whilst senior schools can be found at Debenham and Claydon. Further amenities can be found in the nearby towns of Needham Market, Stowmarket, Debenham and Ipswich.

The accommodation in more detail comprises:

Front door to:

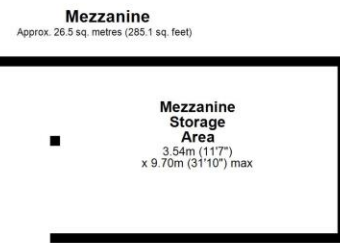
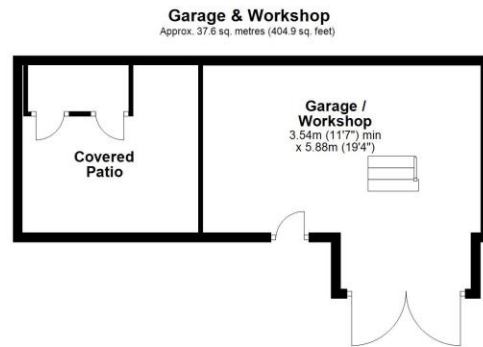
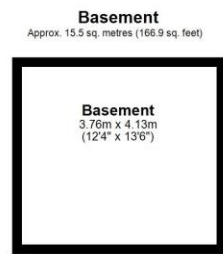
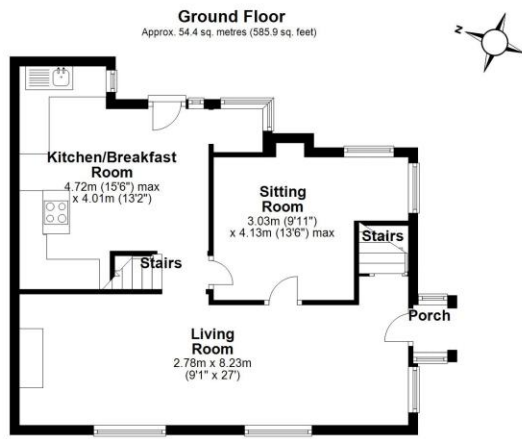
Sitting Room Approx 27' x 9'1 (8.23m x 2.78m)

Charming light and airy space spanning the width of the property and boasting feature inset with wood burning stove on a tiled hearth and wooden mantel over, two windows to front aspect, window to side, picture rails, built-in shelving, storage cupboard, door down to cellar and opening to:

Kitchen Approx 15'6 x max x 13'2 (4.72m max x 4.01m)

Well-appointed fitted kitchen with a matching range of wall and base units with worktops over and inset with stainless sink, drainer and chrome mixer tap, integrated appliances include dishwasher, washing machine, bin storage and fridge, space for oven, partly tiled walls, tiled flooring, spot-lights, stairs rising to the first floor, door to outside and opening to cloaks hanging space with window to side aspect and brick flooring. Door to:





Total area: approx. 178.1 sq. metres (1917.5 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Reception Room/Snug Approx 13'6 max x 9'11 (4.13m max x 3.03m)

Double aspect windows to the rear and side and feature fireplace with brick hearth and wooden mantel over.

First Floor Landing

Proportionate space with window to rear aspect, built-in display cabinet, access to loft and doors to:

Master Bedroom Approx 13'1 x 9'1 (4.00m x 2.78m)

Access via a small series of steps. Double room with windows to front aspect.

Bedroom Two Approx 13'7 x 12'10 (4.13m x 3.91m)

Double room with window to side aspect and built-in wardrobe.

Family Bathroom

White suite comprising w.c, hand wash basin, panel bath with shower attachment over, heated towel rail, frosted window to rear aspect, extractor fan, built-in airing cupboard housing hot water cylinder, spot-lights, and tiled walls.

Outside

The property is situated in the heart of the village and is accessed over a private drive providing off-road parking for approximately two vehicles and giving access to the single garage with double doors and power and light connected. The garage extends across an additional space which can be accessed via a separate personnel door. Located over this and extended across is a further storage space currently used as a mezzanine, yet benefiting from ample first floor storage and accessed via a wooden staircase. Nestled between this outbuilding and the main house itself is a pretty cottage courtyard garden, which also houses the oil-fired boiler and incorporates a further storage shed.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

Mains water, drainage, and electricity.



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Energy performance certificate (EPC)		
Home Lea School Road Codsesham IP39VCH IP6 8PR	Energy rating F	Valid until: 23 October 2024 Certificate number: 2878-5902-7260-2594-3930

Property type	Detached house
Total floor area	97 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions>).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk