



St Vincent's Cottage | School Lane | Coddendam | IP6 9PT

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# St Vincent's Cottage, School Lane, Coddendam, Suffolk, IP6 9PT

*“A delightful two bedroom semi-detached house, occupying an enviable position within this popular village & offering attractive, established gardens & off-road parking.”*

## Description

An attractive and characterful yet unlisted two bedroom semi-detached house, located in an enviable position occupying a corner plot in the ever-popular Suffolk village of Coddendam.

Notable features include off-road parking and attractive, proportionate grounds.

## About the Area

Coddendam is approximately seven miles north of Ipswich and is a typical English village with church, village shop, recreation ground and leisure centre. It won village of the year in 2002 for its community spirit and there are some fantastic country walks within the village. 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:

### Entrance Hall

A welcoming, light and airy entrance with stairs rising to the first floor and doors to:

### Sitting Room Approx 15'9 x 12'10 (4.80m x 3.91m)

Window to front aspect and inset fireplace with red brick surround and wooden mantel over and singular exposed timber.

### Dining Room Approx 13'4 x 11'11 (4.06m x 3.63m)

With notable high ceiling, window to front aspect and door to:

### Kitchen Approx 13'4 x 7'11 (4.06m x 2.42m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven with four ring halogen hob with extractor over. Space for washing machine, dishwasher and fridge/freezer. Double aspect windows to the rear and side, strip lighting and tiled flooring.

### Cloakroom

Notably generous space with white suite comprising w.c, hand wash basin, tiled splashback, tiled flooring and frosted window to rear aspect.

### First Floor Landing

Window to front aspect, oak flooring and doors to:





**Master Bedroom Approx 12'9 x 12'11 (3.88m x 3.93m)**

Double room with access to loft, window to front aspect and built-in wardrobe.

**Bedroom Two Approx 12'11 x 9'4 (3.93m x 2.86m)**

Double room with window to front aspect and built-in under eaves storage.

**Cloakroom**

Cream suite comprising w.c and hand wash basin with tiled splashback.

**Family Bathroom**

White suite comprising w.c, hand wash basin, tiled shower cubicle, panelled bath, tiled walls, exposed timber, extractor and window to rear aspect.

**Outside**

St Vincent's Cottage occupies an enviable position at the meeting of two roads and is accessed from a quiet country lane, which in turn opens to a gravelled parking area. The grounds are well-maintained and private in nature and the boundaries are defined partly fencing and partly by an attractive wall. The formal gardens are predominately lawned with gravel pathways weaving away along the grounds to the main house and also incorporate a sun terrace. Interspersed through the grounds are established and pretty flower and shrub borders as well as an assortment of specimen trees. Of particular note is the thriving Wisteria on the south-facing side of the front elevation. Also incorporated within the grounds is a timber storage shed.

**Local Authority**

Mid-Suffolk District Council

**Council Tax Band – E**

**Services**

Mains water, drainage and electricity. Oil-fired heating.

**Agents Note**

- We understand from our client the property is located within a conservation area.
- We understand from our client that the property is subject to a right of way, whereby Honeysuckle Cottage enjoys pedestrian access over St Vincent's Cottage's driveway. Further details of this can be found by contacting the agent.





#### Disclaimer

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## Energy performance certificate (EPC)

St. Vincent's Cottage School Lane Coddensham IPSWICH IP6 5PT	Energy rating <b>E</b>	Valid until: 8 May 2034
		Certificate number: 2180-3135-0040-1107-1901

Property type	Semi-detached house
Total floor area	109 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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