



Vine Cottage | School Road | Coddendam | IP6 9PR

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TOWN & VILLAGE
 PROPERTIES

Vine Cottage, School Road, Coddendam, Suffolk, IP6 9PR

“A charming two bedroom cottage in the heart of this sought after Suffolk village with enclosed courtyard garden to the rear and with no onward chain.”

Description

A delightful characterful unlisted cottage set back from the road in the heart of this desirable village of Coddendam.

Features include large sitting/dining room, well fitted kitchen, two bedrooms, large landing/study area and bathroom with enclosed courtyard garden to the rear.

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. There are school buses to both Debenham High School and Stonham Aspal Primary School which pick up and drop off in the village. Further amenities can be found in the nearby towns of Needham Market, Stowmarket, Debenham and Ipswich.

The accommodation in more details comprises:

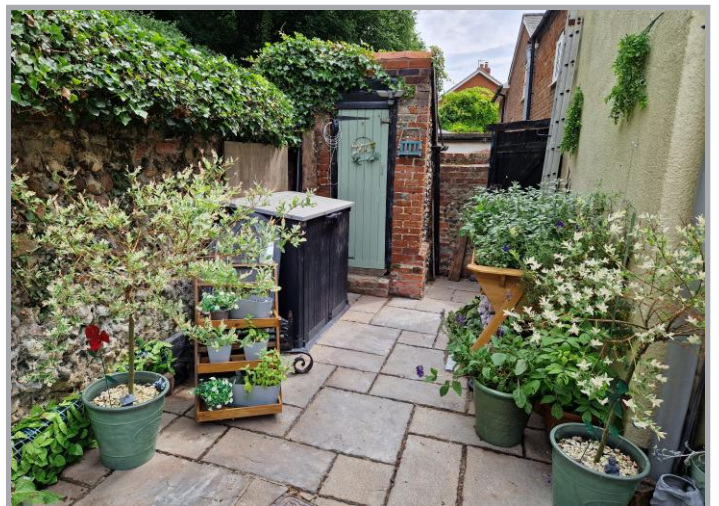
Entrance door to

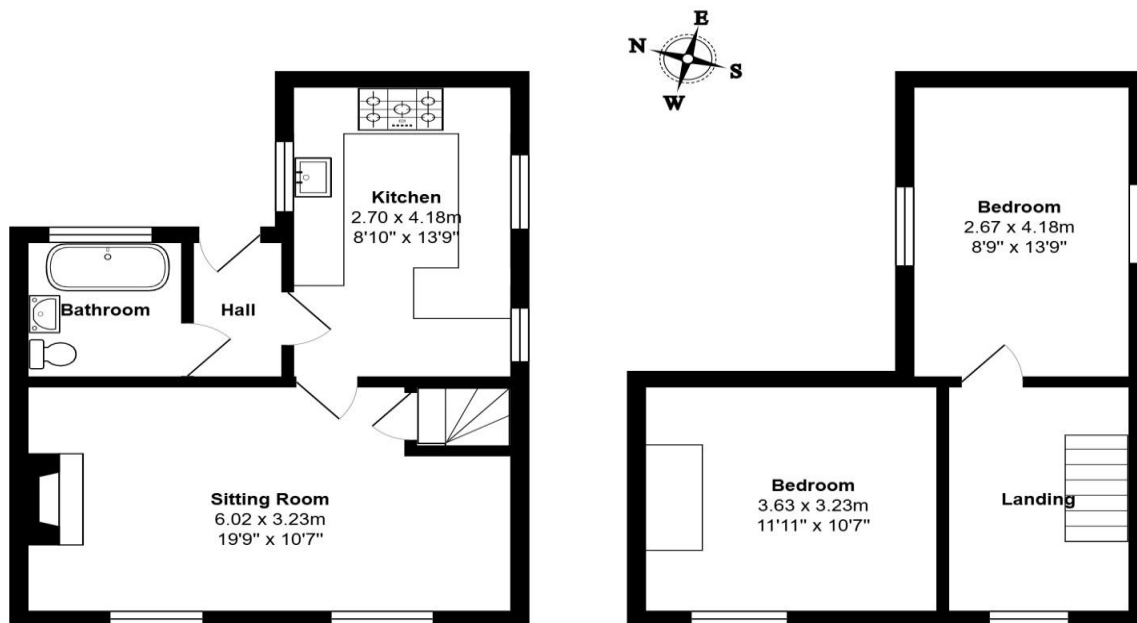
Hall

With Suffolk latch doors to kitchen and bathroom.

Kitchen Approx 13'9 x 8'10 (4.18m x 2.70m)

With two windows to side and window overlooking courtyard garden. Fitted with a matching range of oak wall and base units with granite worktops over





Total Area: 69.2 m² ... 745 ft²

All measurements are approximate and for display purposes only

and inset with Butler style sink with mixer tap over. Tiled splashbacks. Space for range style cooker, fridge/freezer and washing machine. Suffolk latch door to Sitting/Dining room.

Sitting/Dining room Approx 19'9" x 10'7" (6.02m x 3.23m)

A spacious and light room with two windows to front. Redbrick fireplace with inset wood burning stove creates the main feature of the room. Suffolk latch door with stairs rising to first floor.

Bathroom

White suite comprising w.c, pedestal hand wash basin and freestanding roll top bath and claw bath with mixer shower attachment. Tiled splashback. Obscure window to rear.

Landing

A spacious area ideal for a study or reading area. Window to front. Suffolk latch doors to bedrooms.

Master Bedroom Approx 11'11" x 10'7" (3.63m x 3.23m).

Double bedroom with window to front.

Bedroom 2 Approx 13'9" x 8'9" (4.18m x 2.67m)

Another double room with windows to side and rear.

Outside

To the rear is an attractive courtyard garden with boundaries defined by a mixture of brick and flint walls and fencing. Pedestrian gate providing access to the side. Small brick outbuilding.

Local Authority

Mid Suffolk District Council. Council tax band B.

Services

Mains water, drainage and electricity. Electric heating.

Energy performance certificate (EPC)

Vine Cottage School Road Coddanham IPSWICH IP6 9PR	Energy rating E	Valid until:	11 June 2035
		Certificate number:	1911-0105-8002-0396-9606

Property type	Semi-detached house
Total floor area	68 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Disclaimer

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