



**10 Catherines Hill, Coddendam**  
Ipswich

Guide Price **£675,000**



## 10 Catherines Hill

Coddenham, Ipswich

Welcome to this exquisite five-bedroom detached executive home, nestled in a peaceful cul-de-sac in the heart of the picturesque village of Coddenham, Suffolk. Offering spacious and versatile accommodation, this stunning residence epitomises luxury living.

In addition to its generous interiors, the property boasts a separate garden area featuring a detached study/office, fully equipped with an electricity supply—perfect for those working from home or seeking a private retreat.

Step inside and discover a world of elegance and sophistication, where every detail has been meticulously crafted to create a truly luxurious living environment.

The main features of this stunning property include:

A spacious sitting room adorned with a charming brick fireplace and wood-burning stove, ideal for cosy evenings spent with family and friends.

A versatile separate living room, perfect for use as a playroom or formal dining area, catering to various lifestyle needs.



# 10 Catherines Hill

Coddenham, Ipswich

The heart of the home is the large modern kitchen, boasting a central island, eye-level ovens, ample dining space, and patio doors leading out to the garden. The oak engineered flooring flows seamlessly into the hallway, enhancing the sense of space and continuity.

For added comfort and convenience, there is a convenient downstairs WC.

Upstairs, you'll find five well-appointed bedrooms all with fitted cupboards, four of which are double bedrooms. Two of the bedrooms feature ensuite facilities, providing a touch of luxury and convenience. Additionally, there is a family bathroom to serve the remaining bedrooms.

Outside, the beautifully landscaped garden envelops the house, offering a tranquil retreat. Features include an elevated alfresco dining and entertainment space, a secondary sitting area, patio, mature shrubs, and a well-maintained lawn. Additionally, there is a separate additional garden housing a detached study come office complete with electricity supply.

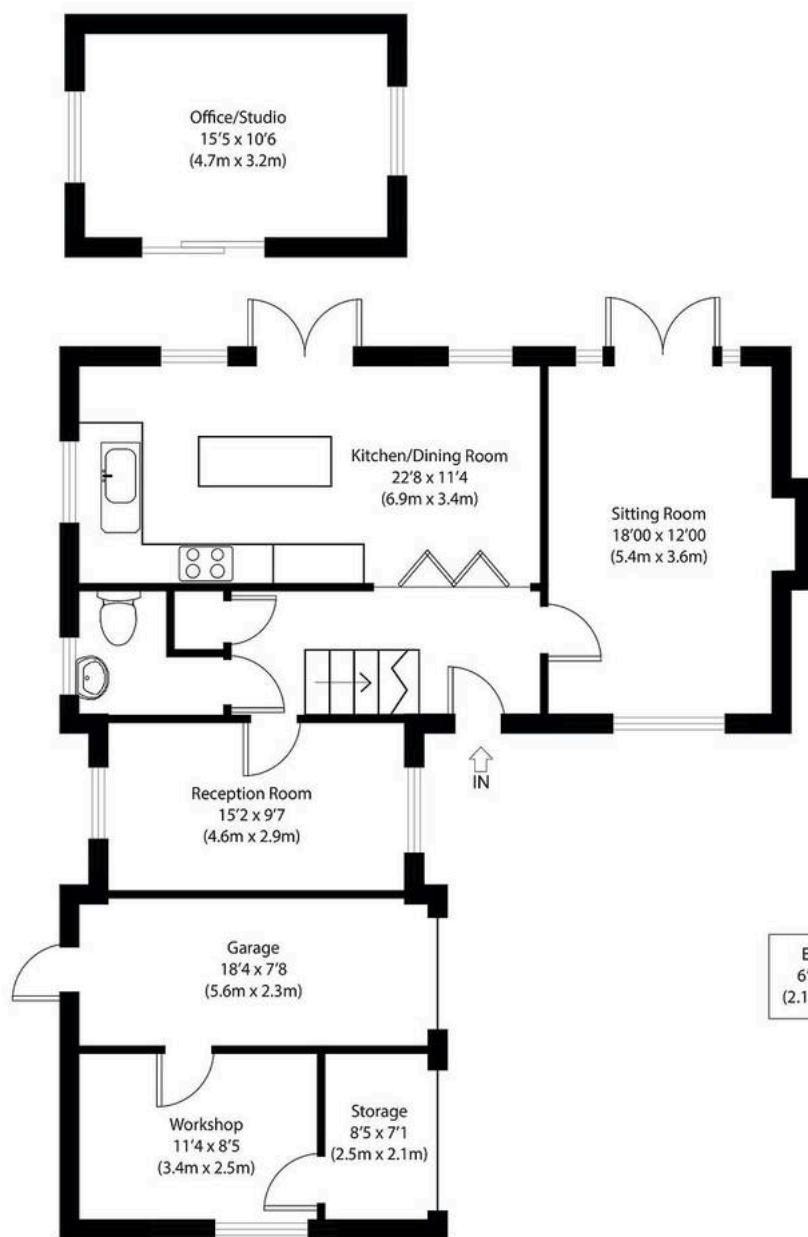
Nestled amidst the scenic countryside of Suffolk, Coddenham Village exudes charm and tranquility. This idyllic village is renowned for its picturesque setting, with quaint cottages, winding lanes, and lush greenery creating a captivating rural atmosphere. Steeped in history, Coddenham boasts a rich heritage, with historic landmarks such as the medieval church of St. Mary's adding character to the village landscape.

Life in Coddenham revolves around its close-knit community, where residents enjoy a peaceful and relaxed way of life. The village offers essential amenities, including a local shop, community centre and popular country club offering an opportunity for a sociable drink fostering a strong sense of community spirit.

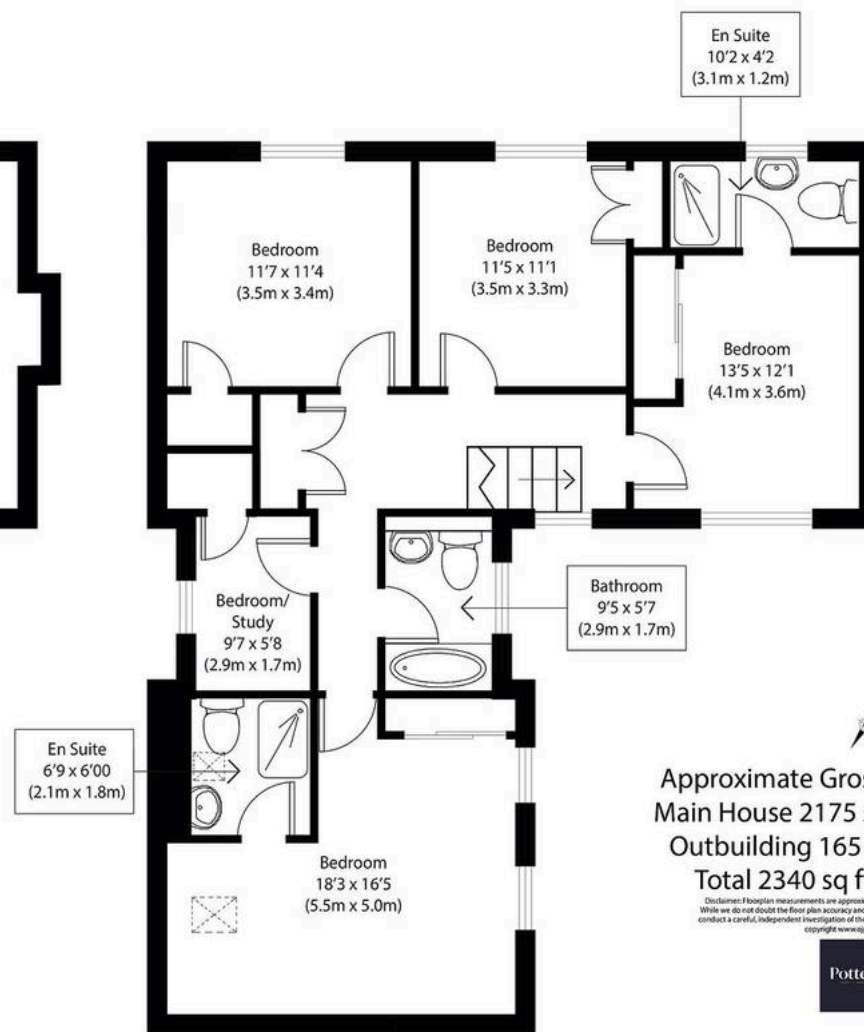
- Separate Garden Plot with Studio/Office
- Exquisite
- Detached
- Five Bedrooms
- Three Bathrooms (Two en-suites)
- Modern Kitchen







Ground Floor



First Floor

Approximate Gross Internal Area  
Main House 2175 sq ft (202 sq m)  
Outbuilding 165 sq ft (15 sq m)  
Total 2340 sq ft (217 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.potters.co.uk

Potters



## Potters Estate Agents

Potters Estate Agents, 6 Market Hill - IP12 4LU

01394 447487

[enquiries@pottersestateagents.com](mailto:enquiries@pottersestateagents.com)

[www.pottersestateagents.com/](http://www.pottersestateagents.com/)