



Connells

Charlottes
Copdock & Washbrook Ipswich

Charlottes Copdock & Washbrook Ipswich IP8 3HZ

for sale offers in excess of
£415,000



Property Description

A spacious and well presented detached family home located in the popular village of Copdock & Washbrook. The accommodation comprises of four bedrooms, living room, kitchen, dining room, utility room, garden room/conservatory, family bathroom, ground floor cloakroom, garage and off-road parking and offers scenic field views to the rear.

The tranquil village of Copdock & Washbrook is situated approximately 5 miles south-west of Ipswich and is surrounded by beautiful countryside and is a very community focused village . The village offers a very charming family run local pub called The Brook Inn, the primary school and preschool are a short walk, there is a church, a village hall which accommodates playing fields, football, a bowls club, cricket club, tennis club and paddle court and the property is also a short distance to tesco and the park and ride for further local amenities for convenience. The village is also well situated for access to the A 12 & A 14.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via upvc double glazed entrance door, upvc double glazed window to front, radiator, wood effect vinyl flooring, stairs rising to the first floor with storage cupboard under, storage cupboard and doors giving access to:

Living Room

16' 1" x 14' 1" max (4.90m x 4.29m max)

Upvc double glazed window to front, radiator, brick feature fireplace with electric flame effect fire inside and smooth coved ceiling.

Dining Room

12' 10" x 10' 4" plus door recess (3.91m x 3.15m plus door recess)

Wood effect vinyl flooring, radiator, smooth coved ceiling, display cabinets and access to:

Kitchen

10' 2" x 10' (3.10m x 3.05m)

Upvc double glazed window to rear, radiator, built-in oven, built-in hob, built-in microwave, pantry style cupboard with automatic lighting 1 1/2 bowl sink with mixer tap inset into work surfaces with cupboards and drawers under and matching above, integrated fridge and dishwasher, tile flooring and door giving access to:

Conservatory/Garden Room

18' 10" x 9' 10" (5.74m x 3.00m)

Victorian style upvc double glazed double doors giving access to the rear garden, brick and upvc double glazed construction, vaulted ceiling and under floor heating.

Rear Lobby

Upvc double glazed door giving access to the rear garden, tiled flooring and doors giving access to:

Utility Room

9' 2" x 8' 5" (2.79m x 2.57m)

Space and plumbing for washing machine, space for tumble dryer, water softener space for freezer, roll edge work tops with cupboards above, part tiled walls, personal door giving access to the garage and door giving access to:

Cloakroom

Upvc double glazed window to rear, wash hand basin, low-level w/c, tiled flooring, radiator and tiled walls.

First Floor Landing

Storage cupboard with light and doors giving access to

Bedroom One

13' 1" max x 11' 10" (3.99m max x 3.61m)

Upvc double glazed window to front, radiator, eaves storage, walk in wardrobe with light and smooth coved ceiling.

Bedroom Two

11' 3" x 11' 10" max (3.43m x 3.61m max)

Upvc double glazed window to rear giving field views, eaves storage, radiator and textured and coved ceiling.

Bedroom Three

13' 10" x 7' 10" (4.22m x 2.39m)

Upvc double glazed window to rear giving field views, radiator, walk in wardrobe with light and smooth coved ceiling,

Bedroom Four

10' 8" x 10' (3.25m x 3.05m)

Upvc double glazed window to front, walk-in wardrobe, radiator and wall mounted boiler radiator and smooth ceiling.

Family Bathroom

Upvc double glazed window to side, shaped and panel bath, wash hand basin with mixer tap. enclosed w/c, fully tiled shower cubicle with independent shower over, heated towel rail and vinyl flooring.

Outside

Well maintained front garden is mainly laid to lawn with mature trees and shrubs. There is side access to the rear garden and a pressed concrete drive providing off-road parking and path leading to the garage.

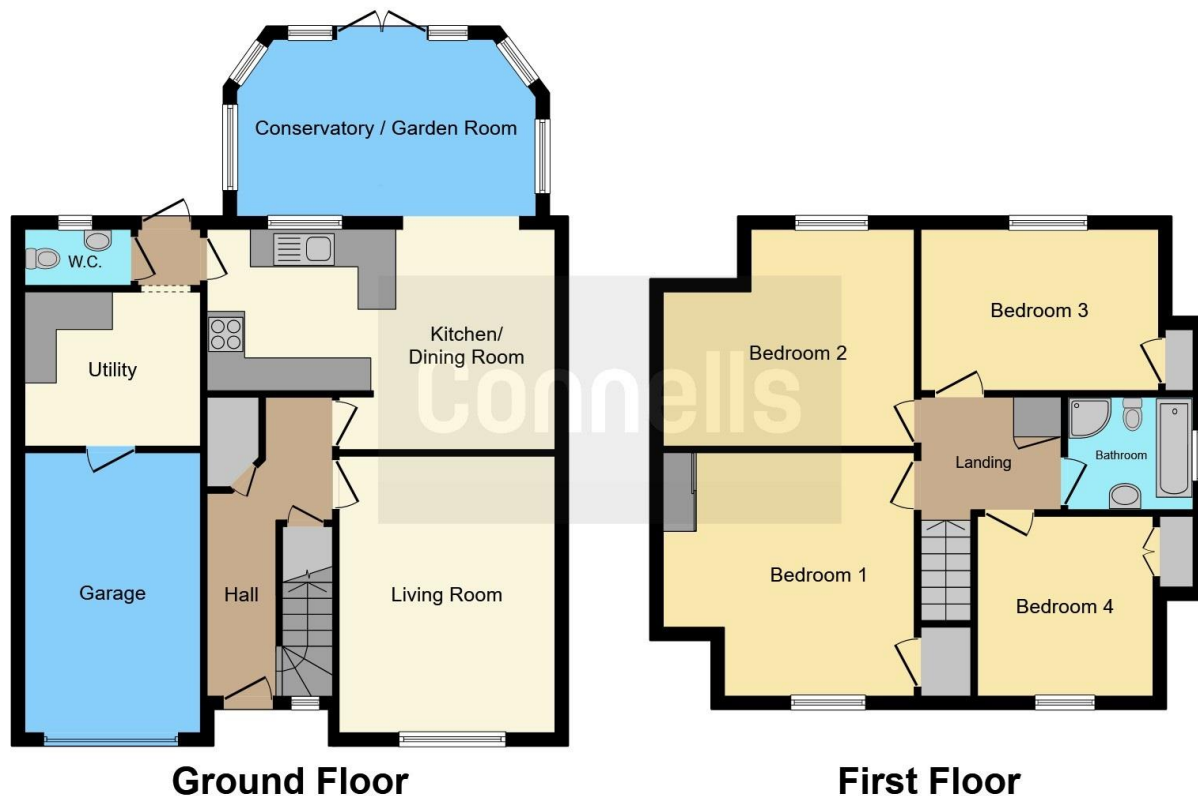
The landscaped rear garden is perfect for entertaining and commences with a paved and resin patio, has a raised feature circle, patio area, raised flower beds, outdoor lighting with the remainder laid to lawn with field views.

Garage

17' x 8' 5" (5.18m x 2.57m)

Roll a door power and light personal door, giving access to the utility room.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: C Council Tax
 Band: E

view this property online connells.co.uk/Property/ICH312472



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH312472 - 0009