



DAVID
BURR

MANSARD COTTAGE
COPDOCK, SUFFOLK

Colchester North Station 6 miles, train journey time to London Liverpool Street from 50 minutes. A12 10 miles, Dedham 7 miles. Stansted Airport approximately 57-minute drive.

- Charming semi-detached, unlisted Victorian cottage
- Private courtyard garden
- Excellent village amenities including pub, shop, and community events
- Convenient rail and road links to Ipswich, Colchester, Sudbury, and London
- Spacious first floor bedroom
- Open-plan kitchen/dining area with vaulted ceiling and skylight
- Stylish cloakroom and separate utility room
- Separate living room with feature fireplace
- Ground floor bathroom

Mansard Cottage

Copdock, Suffolk

Mansard Cottage is a beautifully quirky and charming one-bedroom semi-detached home located in the picturesque village of Copdock. Brimming with original character and period features, this property is perfect for those seeking a peaceful village lifestyle with convenient access to Ipswich, the A12, and A14.



SITUATION

Mansard Cottage is a delightful one-bedroom character property located in the picturesque village of Copdock, Suffolk. This charming home offers a perfect blend of traditional features and modern comforts, ideal for firsttime buyers, downsizers, or those seeking a peaceful rural retreat.

DESCRIPTION

Ground Floor

- Living Room – A cosy yet spacious reception area perfect for relaxing or entertaining. Feature fireplace adds a rustic charm.
- Kitchen Area – Open aspect layout with units, ideal for home cooking and casual dining.
- Bathroom – Located on the ground floor, fitted with a bath, toilet, and wash basin.
- Entrance Hallway – Welcoming entry point with access to all ground floor rooms.

First Floor

- Double Bedroom – A generously sized bedroom occupying the entire upper floor, with storage and potential for a home office corner.

Outside Space

The low-maintenance courtyard garden is fully paved with raised borders – ideal for container planting or al fresco dining. A secluded and sunny spot for relaxation.

IMPORTANT AGENTS NOTE:

The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

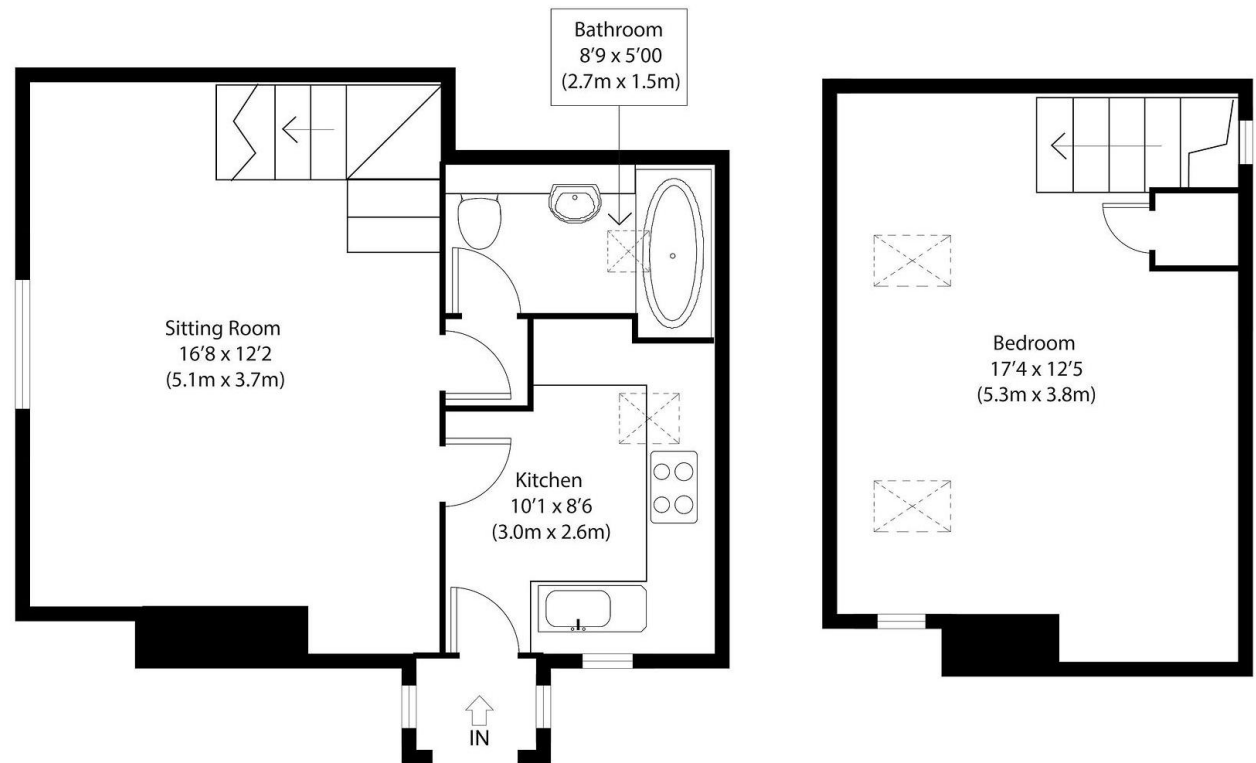
POSTCODE: CO6 4JD

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

EPC RATING: Pending. A copy of the energy performance certificate is available on request.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

VIEWING: Strictly by prior appointment only through **DAVID BURR**.



Ground Floor

First Floor

Approximate Gross Internal Area
545 sq ft (51 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.photosharinggroup.co.uk

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