



Old Well House, High Street, Coddendam, Ipswich, IP6 9PN

welcome to

Old Well House, High Street, Coddendam, Ipswich

Situated in a prime location on Coddendam High Street, with excellent schooling, dog walks and amenities in the village



Agents Note:

*This property offers the potential to purchase an additional piece of land to the rear. The land is enclosed, offered for sale for an additional £25,000 and can be purchased alongside the purchase of the property. The land has a separate Title Deed.

*Please note this property lies within a Conservation Area.

Conservatory

16' x 4' 3" (4.88m x 1.30m)

Entered via a side access from the drive, with double glazed windows to the side and rear, Victorian style tiled effect flooring, a step up leading to the utility room and steps down leading to the kitchen.

Kitchen

20' 4" x 8' 9" (6.20m x 2.67m)

Beautiful kitchen with spot lights throughout, a wood clad ceiling, exposed brick work, a breakfast bar area with a curved fitted oak work top, a staircase leading up to the bedrooms, a door leading to the lounge, a further door leading to the conservatory, a range of eye and base level units in matte grey with oak effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout and space for a fridge/freezer, washing machine and cooker.

Lounge/Diner

20' 8" x 16' 6" (6.30m x 5.03m)

Open plan room with double glazed windows to the side with fitted blinds, a double glazed bay window to the front with fitted blind, carpet flooring, one radiator, an oak door leading to the front, a bespoke storage cupboard with two oak doors, exposed brick work, wall hung lights, cast iron radiators, spot lights, exposed beams and supports and TV point.

Utility Room

16' 2" x 6' 9" (4.93m x 2.06m)

Stunning utility room, accessed by the conservatory or via the rear garden by an oak door with adjacent floor to ceiling glazing with oak supports, creating a

light and airy entrance, part Victorian style tiled effect flooring, part stone flooring, a fitted oak work top with space for a washing machine and tumble dryer, a floor mounted boiler, a door leading to the staircase, a further double glazed window to the rear and ample storage space.

First Floor Landing

Spot lights, exposed brickwork, painted white and a hot water tank. This landing is split into two separate areas, one area leads up to bedroom five and study, the other landing leads to the remainder of the bedrooms and a jack and jill bathroom, both areas are connected by the bathroom.

Master Bedroom

15' 5" x 9' 7" (4.70m x 2.92m)

Double glazed window to the front, carpet flooring, built in wardrobes and a white vertical wall hung radiator.

Bedroom Two

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed sash window to the front, carpet flooring, one radiator, a further double glazed window to the side, a built in double wardrobe, exposed beams and a nook for storage to the rear.

Bedroom Four

8' 8" x 7' 5" (2.64m x 2.26m)

Double glazed sash window to the rear, carpet flooring, one radiator, exposed beams and supports.

Study

9' 4" x 8' 3" (2.84m x 2.51m)

Entered via a split level staircase to the rear of the property, with a Velux window, a storage cupboard in the eaves, carpet flooring, an electric radiator, an opening leading to the staircase and bedroom four.

Second Floor Bedroom Three

Split into two halves by a dividing wall, this could easily be removed to create one large, open plan master suite. One half measures 15ft 8"x11ft, the

other half measures 12ft 4"x9ft 6". Both halves benefit from double glazed windows and carpet flooring. Currently used as two separate bedrooms.

Bathroom

12' x 7' 7" (3.66m x 2.31m)

Jack and jill bathroom with a low level WC, a vanity sink with chrome mixer tap and oak surface, an oak window sill, a P bath with overhead shower and glass screen, spot lights, extractor fan, chrome heated towel rail, a sliding door to entry, Victorian style tiled effect flooring, exposed beams, double glazed window to the side and door leading to both landings.

Outside:

Front Garden

A driveway with parking for two vehicles, access to the property via the front door, a side door to the conservatory and a rear door, double gates leading to the rear garden, with further access to the property.

Rear Garden

Beautiful, South facing rear garden, which has been landscaped, with a patio seating area, an artificial grass area, a raised decking seating area, a recently fitted oil tank, double gates leading to the driveway, raised flower beds, an outside tap and a door leading to the front garden.

Plot Of Land To The Rear

South facing, enclosed piece of land with an access gate, located close by to the property. This is the perfect area for children to play or a potential allotment. There is a large lawned area, a shed, a patio seating area, space for football goals, a selection of fruit trees including apricot, cherry, apple, pear, plum, vegetable patches and a chicken coop. This land is offered for sale with this property, on a separate Title Deed, for an additional £25,000.



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welcome to

Old Well House, High Street, Coddendam, Ipswich

- Charming 17th Century cottage
- Lounge/diner with bay window
- Modern kitchen & bathroom
- South facing rear garden
- Seperate plot of land for sale at £25,000

Tenure: Freehold EPC Rating: F

£390,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS119793 - 0005

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