



Vine Cottage School Road, Coddendam Ipswich IP6 9PR

welcome to

Vine Cottage School Road, Coddendam Ipswich

This delightful cottage offers impressive accommodation together with a charming country feel, with courtyard garden backing on to woodland. An internal viewing is strongly recommended.



Hard wood entrance door leading to the...

Entrance Lobby

Doors to bathroom and kitchen. With tiled floor and space for cloaks storage.

Bathroom

With a window to the front aspect. Fitted with a three piece suite comprising wash hand basin, low level WC and bath.

Kitchen

13' 10" x 8' 9" (4.22m x 2.67m)

This wonderful space has windows to both aspects, and the impressive kitchen has a comprehensive range of wall and floor units with coordinated quartz effect work surface over. There is a feature brick surround to the range cooker, and the whole space flows incredibly well and is ideal when adding to the country feel. From the kitchen there is a door leading to the...

Sitting / Dining Room

19' Max. x 10' Max. (5.79m Max. x 3.05m Max.)

Windows to the front aspect. This wonderful aspect has a beautiful wood burning fire which adds warmth and feel to this incredible space. From this room there is a door leading to the first floor accommodation.

First Floor Landing

With a window to the front aspect, the first floor landing serves a dual purpose, offering ideal space to be a study area or as a further reception area, and offers doors to both bedrooms.

Bedroom Two

13' Max. x 8' 11" (3.96m Max. x 2.72m)

Accessed via a few steps. Offering a lovely feel, with windows to both sides, this is a charming space.

Bedroom One

11' x 9' (3.35m x 2.74m)

With a window to the front aspect.

Outside

Externally, the property has a pedestrian right of way over the neighbouring driveway, which leads to a gated access to the courtyard. The well presented courtyard area is a pleasant oasis, offering space to relax and unwind, and has a storage shed. The view of the woodland to the rear is said, by the current owner, to be relaxing aspect of the garden.



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welcome to

Vine Cottage School Road, Coddendam Ipswich

- Village Location
- Two Bedrooms
- Impressive Kitchen
- Open Plan Living/Dining Room
- Charming Country Feel

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109315 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk