



Semi-Detached: Coddenham

Monthly £1,850

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

New build 3 bed semi providing versatile family accommodation
situated on the stunning Old Hall Estate within Heritage Parkland.

DETAILS

LOCATION

The property is situated on the Old Hall Estate and within a Heritage Parkland. The village of Coddenham lies about 1.6 miles to the north and has a village shop, pub and country club. More comprehensive facilities are available in Ipswich which is about 6.6 miles to the south of the property. There is as fast and frequent rail service to London Kings Cross from nearby Needham Market and excellent road links via Junction 51 of the A14 and the A140 Norwich road which are about 2 miles away.

THE PROPERTY

Approached via gravelled drive with paved path leading to the front door.

Laminate grey wood effect flooring throughout the downstairs of the property, with underfloor heating.

Front door to hallway leading to: -

Ground Floor

- Study - 3.73 x 3.23 - Windows to two aspects
- Cloakroom with WC & wash hand basin; Inner hallway with understairs cupboard leading to -
- Living/Dining Room - 7.62 x 5.79 - Windows to two aspects; double glazed door to garden;
- Kitchen - 5.79 x 3.25 - Fitted kitchen with wood effect worktops and tiled splashback; Fridge/freezer; Dishwasher; built in oven with extractor over; water softener; space for washing machine & tumble drier; windows to three aspects.

Stairs leading to:-

First Floor

- Bedroom 1 - 4.06 x 4.04 - Window overlooking garden; radiator; carpet; door to -
- En-suite - Shower cubicle; WC; wash hand basin; heated towel rail; laminate flooring;
- Bedroom 2 - 4.44 x 2.82 - Window overlooking garden; radiator; carpet;
- Bedroom 3 - 4.01 x 2.84 - Window overlooking front; radiator; carpet;
- Family bathroom - Bath with shower over; WC; wash hand basin; heated towel rail; laminate flooring;
- Landing with cupboard housing the air source heat pump controls and hot water tank.

EXTERNALLY

Single garage with EV charging point with additional parking for two cars.

Front garden with access to a good sized rear garden fenced on two sides with post and rail fencing to the rear.

DIRECTIONS

Sat Nav - Postcode IP6 9QQ (Access is from Sandy Lane)

From Junction 51 of the A14 take the slip road signposted Barham. At "T" junction turn right onto the old Norwich Road and proceed for about 1 mile. After passing the Sorrell Horse Inn take the next left onto Sandy Lane. Proceed on Sandy Lane for about 1 mile and then turn left onto the Old Hall Estate drive. Follow the drive through the Parkland signposted Estate Office and the Swallows development will be seen in the main yard.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is air source heat pump central heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band

EPC

The property is classed as Band B

TERMS

The property is to be let on an Assured Shorthold Tenancy. A five week deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

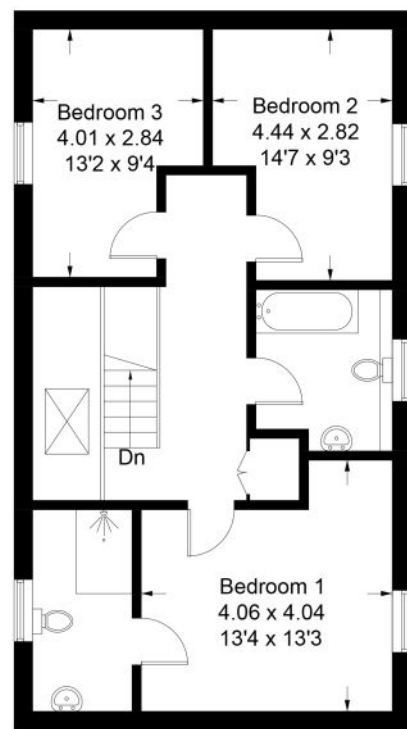
The tenant will be required to provide Whirlledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

Plot 11, Old Hall Estate, Coddendam

Approximate Gross Internal Area = 144.2 sq m / 1552 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
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