



Tower Hill House

Old Norwich Road, Coddanham, Ipswich, IP6 0SU

Guide Price £800,000 Freehold

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Tower Hill House

Fine and Country is proud to present an exceptional opportunity to acquire a four-bedroom detached family home in the village of Coddanham in Suffolk. Coddanham is 8 miles from the town of Ipswich, providing direct train lines to London Liverpool Street.

The property is neatly presented with a large front drive with gated entrance, providing ample parking space as well as a double garage. Inside, the rooms are light and spacious with high ceilings. The entrance hall leads to an open plan kitchen and dining area, which benefits from three large windows and a double sliding door to the garden – creating a welcoming space for entertaining guests. The kitchen contains ample storage and has an adjoining utility room, as well as this there is a large kitchen island with a breakfast bar area. The sitting room also benefits from a double sliding door out to the garden, as well as a feature fireplace with brick surround.

The first floor comprises of four bedrooms, two with en-suites, and the family bathroom as well as an impressive landing with skylight windows. The master bedroom has a beautiful Juliet balcony with garden views and the garden itself is largely laid to lawn with a patio area adjoining the sitting room and dining room doors.





Private gated entrance, large pea shingle drive with space for several cars, double garage, beautiful landscaped shrubbery, laid to lawn area with stepping stones through to side access, paved sloped walkway to front entrance.

Entry through wooden door with glass inset, large windows either side.

Entrance Hall

Space with tiled flooring, built-in cupboards, ceiling spotlights, door to cloakroom, access to living room, kitchen and first floor.

Cloakroom

Tiled flooring, sink with mixer tap, WC, window to front aspect, extractor fan, ceiling spotlights

Sitting Room

Wooden flooring, large space with high ceilings, feature fireplace with brick surround and wooden block mantel, large window, door to study, large sliding door with glass inset to garden.

Study

Wooden flooring, large window, ceiling light fixture, ample space for storage.

Kitchen

Beautiful open plan kitchen with high ceilings, tiled flooring, kitchen island with electric hob, storage cupboards and breakfast bar area,

bespoke storage cupboards with space for American fridge freezer, double oven, ceiling spotlights, double sink, large window, storage cupboard, door to utility room.

Utility Room

Tiled flooring, storage cupboards with space for washing machine and dryer, large window to front aspect, door with glass inset to garden.

Dining Room

Open plan with kitchen, tiled flooring, large dining area, ceiling spotlights, two large windows, sliding doors with glass inset overlooking garden.

First Floor

First Floor Landing

Wooden staircase with large landing area, ceiling spotlights, two skylight windows allowing lots of beautiful light, storage cupboard, access to bedrooms and family bathroom.

Bedroom

Carpeted flooring, radiator, large space with ample room for storage, window to garden, ceiling light fixture, access to loft, door to en-suite.

En-suite

Tiled flooring, window, ceiling spotlight, extractor fan, WC, sink with mixer tap, heated towel rail, large shower.

Bedroom

Carpeted flooring, large window, radiator, ceiling light fixture, currently being used as an office.

Bathroom

Tiled flooring, ceiling spotlights, sink with mixer tap, heated towel rail, WC, window, large bath with central tap.

Bedroom

Carpeted flooring, access to loft, ceiling light fixture, radiator, currently being used as a cinema room.

Master Bedroom

Large bedroom with carpeted flooring, ample space for a super king-sized bed and storage, radiator, ceiling light fixture, beautiful Juliet balcony with double doors with glass inset and windows either side, fantastic view to garden, door to en-suite.

Master En-suite

Tiled flooring, ceiling spotlights, sink with mixer tap, WC, window, storage cabinet with mirror, heated towel rail, large shower.

Garden

Patio area leading from living room and dining room, beautifully presented garden largely laid to lawn.



Kitchen and Dining



First Floor

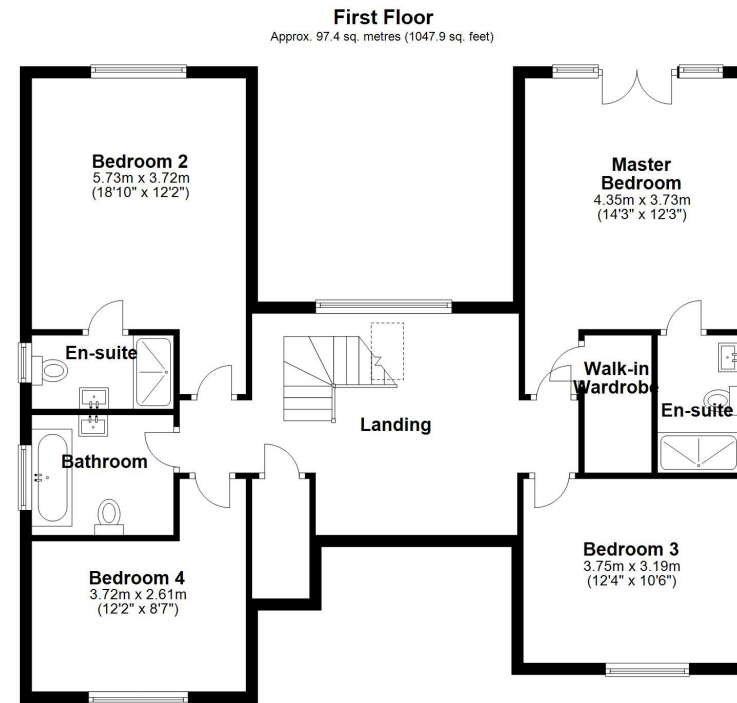
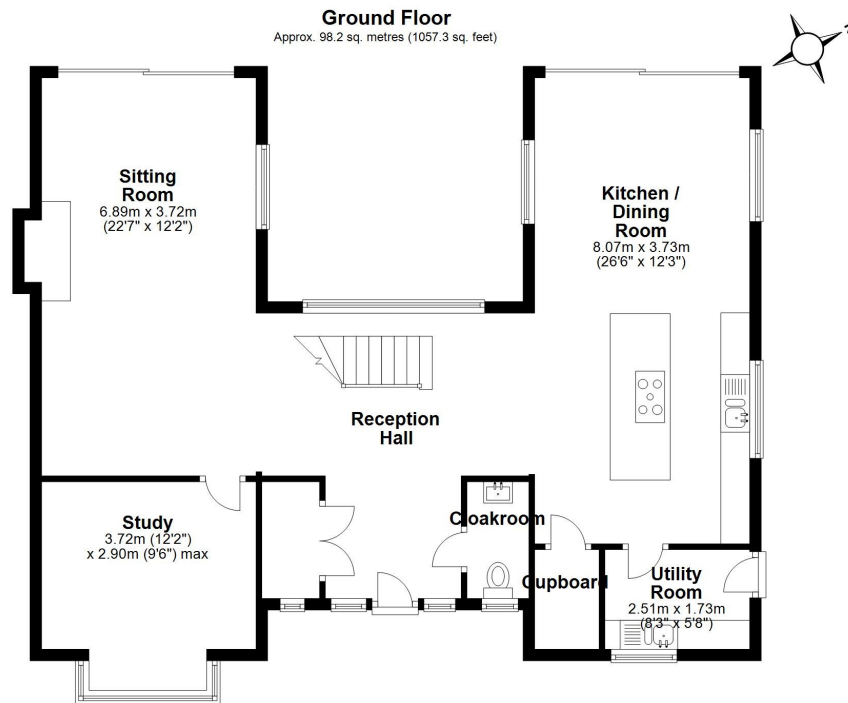


Master and En-suite









Total area: approx. 195.6 sq. metres (2105.2 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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Possession - Vacant possession on completion.

Viewings - Viewings strictly by prior appointment through the vendor's sole agents

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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