



North Elevation



South Elevation



- Four Bedroom Family Home
- Fully Refurbished and Modernised Throughout
- Extended Over Two Floors
- Modern Air Source Heating System

Orchard House, Folly Lane, Copdock, Ipswich, Suffolk, IP8 3JQ

Rent £2,500 pcm

An Early Look at this comprehensively modernised and extended four bedroom family home, benefiting from four generous bedrooms and a high specification fit out including a focus on energy efficiency with enhanced insulation and the fitment of a air source heat pump. The property has a large open plan kitchen living space overlooking the large and extensively landscaped garden, a sitting room, study and utility room on the ground floor. Available for a long term let and nearing full completion, contact us to arrange a viewing.



Property Description

TERMS

assured shorthold tenancy 12 month minimum term
Full referencing required for all tenants over the age of 18
All bills excluded
Council tax band D
EPC TBC
Available shortly (contact for date) - Long Term Let Sought
Pets considered.

INFORMATION

undergoing a full program of refurbishment, modernisation and extension to present a modern efficient and welcoming family home in late 2023 early 2024. The property has had all windows and doors replaced with modern double-glazed units, heating system updated and enhanced with the fitment of an air source heat pump, and the hot-water system replaced with a mains pressure unvented system. The front door shall be replaced by a modern anthracite aluminium door, landscaping is also in progress creating self-contained large garden area with private driveway parking at the front of the property.

ACCOMMODATION

over two floors on the:

GROUND FLOOR:

Kitchen-Dining-Day Room bi-fold doors to the rear garden and terrace, window to the rear and side, fitted kitchen with island and space for dining table with further day seating, open via double doors to the:

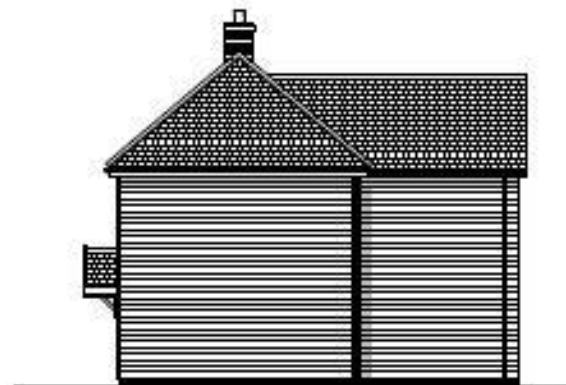
Living Room window to the front, ample space, door to the hall and open plan to the:

Study/Snug with down-lighters, options for use as a playroom

Hallway entrance door from the front path, under stairs storage



West Elevation



East Elevation



Cloakroom window to the side, w/c and hand basin

Utility Room personal door from the side, work surfaces, plant room and storage space

FIRST FLOOR:

Bedroom One window to the front, walk in wardrobe, en-suite shower room

Bedroom Two window to the rear, en-suite shower room

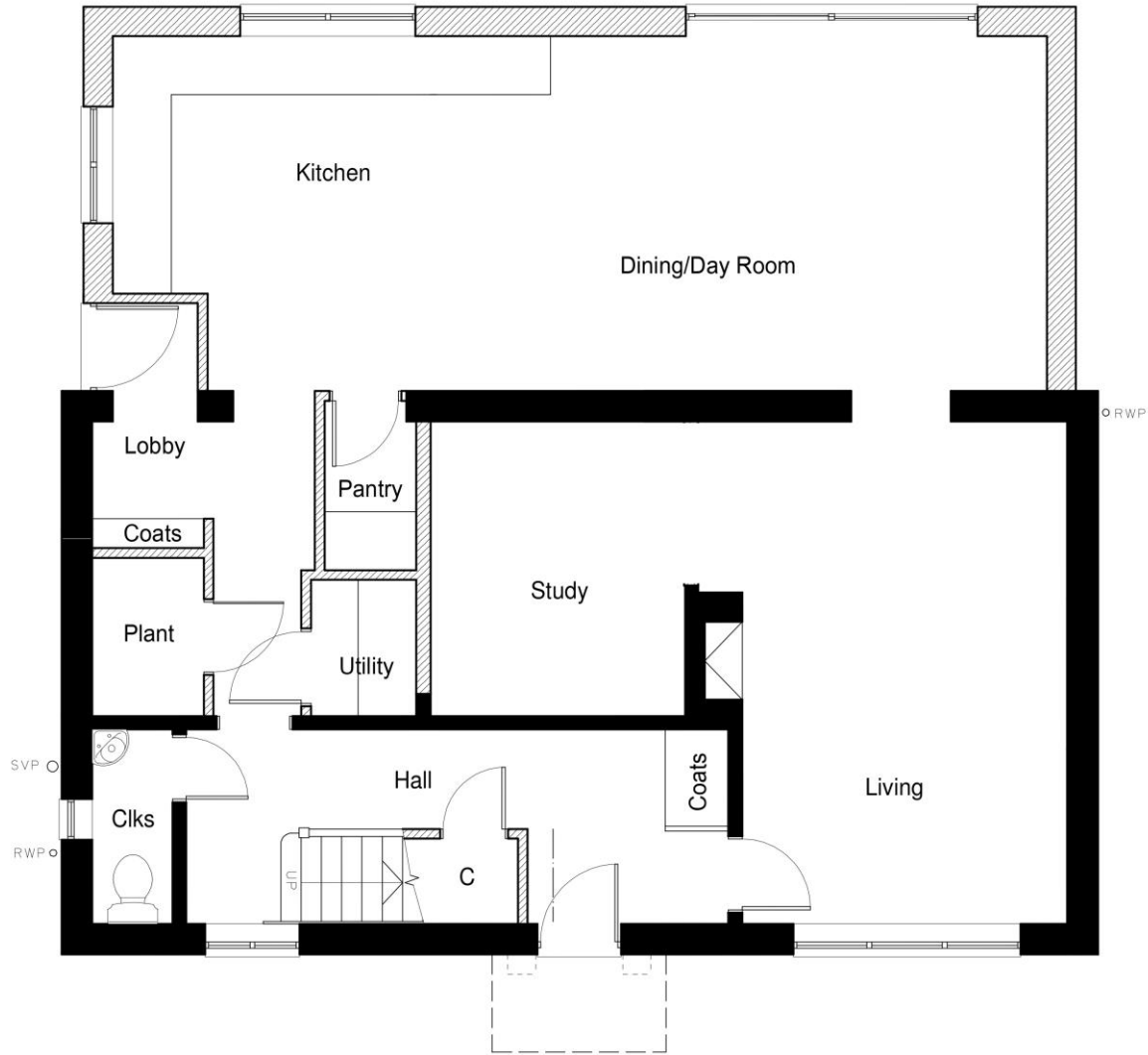
Bedroom Three window to the rear, en-suite shower room

Bedroom Four Window to the side, wardrobes with sliding doors

Family Bathroom opaque window to the front, bath with shower over, w/c and pedestal sink

OUTSIDE

gardens with picket fencing to all sides of the property, terracing to the rear and parking space to the front of the property for a number of vehicles. Plentiful local footpaths.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements