



Grier & Partners
— LAND AND ESTATE AGENTS —

1 CATHERINES HILL, CODDENHAM, IPSWICH,
SUFFOLK, IP6 9QG
ASKING PRICE OF £650,000





INTRODUCTION

a five-bedroom detached house with open plan kitchen-dining room overlooking the garden, two reception rooms and on the first floor, bedrooms one and two with en-suite bathrooms. The property has been modernised throughout and presents a welcoming family home situated in a quiet position in the Suffolk village of Coddendam.



DIRECTIONS

from the A14 heading East take the A140 junction and first exit onto the A140, then take the first right hand turn onto B1078 Needham Road continue on for two miles into the centre of Coddendam and turn left just past the village shop onto School Road. Continue on passing the Coddendam Centre on the right hand side and take the next right onto School Lane, again take the next right onto Catherines Hill and the property can be found on the left hand side.

INFORMATION

originally completed in 2000 of brick and block cavity construction throughout with rendered elevations to all sides under a tiled roof. Windows are wooden double glazed units throughout and benefit from having been fully painted in the spring of 2024. Heating is via an oil fired boiler in the garage to radiators throughout and hot water via a large mains pressure tank. Electrics are via a RCD consumer unit. High speed fibre broadband internet is connected to the property.

CODDENHAM

the village is well serviced with an excellent community run village shop and café, facilities such as the Coddendam Centre offer great meeting points and space for the many village clubs and societies to come together. Coddendam Football Club also operate from the Coddendam Centre with a pitch opposite alongside the village playground and outside gym equipment. There are an extensive network of footpaths from the village into the surrounding countryside and excellent road links back to the A14 and A140.

SERVICES

mains water, electric, drainage and fibre broadband are connected to the property. Local Babergh District Council contact 0300 123 4000. Council tax band – F - Energy Performance Rating - D -

ACCOMMODATION

extensive flexible and over two floors. On the ground floor entrance via secure panel glazed hardwood door under covered porch into the:

HALLWAY16'54

x 6'03 hardwood engineered light oak flooring extends throughout the the hallway and kitchen-dining room, large hall cupboard contains shelving, water softener and coat hanging space, triple panel glazed internal doors to ground floor rooms:

SITTING ROOM

18'30 x 12'03 dual aspect room with windows to the front, windows and glazed French doors out to the rear garden. Feature fireplace with painted brick finish and log burner under an oak mantelpiece.





CLOAKROOM

5'83 x 6'09 (min 3'16) window to the side, tiled floor and splash-back, high level RCD consumer unit, extractor fan, w/c, wash basin and radiator.

KITCHEN-DINING ROOM

22'76 x 11'50 dual aspect room with windows to the side and rear alongside French doors out into the rear garden. This open plan family friendly space with a designed to maximise stylish quartz work surfaces to three sides with an under-mount dual butler sink and electric hob over coloured shaker style kitchen units offering extensive storage space and provision for the built in washing machine, dishwasher, fridge and freezer, dual eye level oven and wine rack. The dining area has a built-in L shape bench seat to maximise space, the room is the centre of home.



PLAYROOM

15'22 x 9'41 dual aspect room with windows to two sides, the room is currently configured as a brilliant playroom but could easily be changed into a second sitting room, formal dining room or spacious home office if required.

FIRST FLOOR

five bedrooms and a spacious landing as follows:

BEDROOM ONE

14'05 x 18'00 10'09 14'05 x 18'00 reducing to 10'09 triple aspect with windows to the front, Velux to the side and two dormer windows to the side filling the space with light, built in wardrobes to the rear, loft access, door to the:

EN-SUITE SHOWER ROOM

6'11 x 6'09 opaque window to the side, contrast painted panels to two sides, oversize shower with rainfall head and tiled walls. Heated towel rail, pattern tiled floor and w/c with raised cistern, extractor fan and recessed ceiling lights.

BEDROOM TWO

13'05 x 11'11 window to the front, extensive built in wardrobes to the side and door through to the second:

EN-SUITE SHOWER ROOM

9'09 x 4'01 opaque window to the rear, tiled floor and tiled oversize shower cubicle with dual heads including rainfall head, pedestal wash basin, w/c, heated towel rail and extractor fan, recessed ceiling lights.

BEDROOM THREE

11'06 x 11'05 dual aspect windows to the rear and side with stunning views to the side overlooking the garden and undulating countryside beyond, built in wardrobe.

BEDROOM FOUR

11'06 x 11'01 window to the rear overlooking the garden, built in wardrobe to the side.





BEDROOM FIVE

9'04 x 5'08 window to the side overlooking stunning views over the countryside surrounding Coddendam, built in wardrobe/storage cupboard to the rear.

FAMILY BATHROOM

9'04 x 5'10 opaque window to the side, tiled floor and tiles over the inset panel bath with central taps. Pedestal wash basin, w/c with raised cistern, oversize heated towel rail, extractor fan and recessed ceiling lights.

LANDING

16'05 x 6'02 (incl stairwell) window to the front and airing cupboard to the side containing the mains pressure 250 litre hot water tank, pressure vessel and linen storage shelving, loft access and stairs descending to the ground floor.

INTEGRAL DOUBLE GARAGE

18'03 x 16'06 dual up and over doors from the driveway, window to the front and personal door to the side into the garden. Floor mounted oil fired boiler and pressure vessel. Fitted worktop to the side with inset butler sink and hot/cold tap, space under for fridge and freezer, plumbing for washing machine. Lighting and power points, a highly useful space.

OUTSIDE

to the front the property is approached from Catherine's Hill up a tarmac strip onto the gravel driveway with ample parking, steps and ramp to the front door, log storage to the side and paved pathway running to the side of the garage past the bin storage space via a secure door into the:

SIDE GARDEN

fenced in oil tank to the front of the space followed by a dedicated gravelled BBQ area with wooden raised edges, areas of lawn currently providing space for trampoline, the side garden opens into the:

REAR GARDEN

taking in a Northerly aspect but open to the West affording afternoon and evening sunshine in the space while always offering some shaded areas. The garden is predominantly laid to lawn with defined fence boundaries, circular raised terrace to the Western side is backed by well stocked flower beds and a number of mature specimen trees including a mature eucalyptus.

DISCLAIMER

please note in accordance with the 1979 Estate Agency Act - the property advertised is owned by a partner of the marketing agency. All negotiations will take place with a dedicated member of staff, please contact the office for more information.









Grier & Partners - 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		