



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

JASMINE COTTAGE, OLD LONDON ROAD, COPDOCK,  
IPSWICH, SUFFOLK, IP8 3JQ  
ASKING PRICE OF £395,000







## INTRODUCTION

Completed to an excellent standard this three bedroom detached family home, offers well planned accommodation throughout including an open plan kitchen dining room with bi-folding doors to the rear garden and a main bedroom suite with walk through wardrobe and en-suite shower room. Available shortly, call to arrange a viewing.



## INFORMATION

of traditional construction with brick elevations under a tiled roof, windows and doors are modern broad cavity UPVC units. Internal solid oak doors with high quality furniture. The property benefits from plentiful sockets throughout including TV points. Heating is via gas fired conventional boilers to radiators throughout with thermostatic control on the ground and first floor. Positive pressure air circulation system installed. Provision for electric car charges to be installed. 10 year NHBC warranty.



## COPDOCK

Located in the heart of the Suffolk countryside and well-connected to the region's major hubs by road, Copdock, Washbrook and the surrounding area is highly sought-after for families, downsizers and commuters alike. Its proximity to the Dedham Vale Area of Outstanding Natural Beauty, as well as the charming parks, walks, and retail opportunities of nearby Ipswich make it a very attractive place to live. With the A12 and A14 on your doorstep, you'll be just moments away from everything you need for both daily life and special occasions. Ipswich's centre hosts numerous supermarkets, eateries and everyday amenities, while the upmarket Marina is perfect for an afternoon or evening out – with a large array of specialist restaurants, modern eateries and stylish bars all ready to be enjoyed.



## SERVICES

mains water, gas, electric, drainage and fibre broadband are connected to the property. Local Babergh District Council Contact 0300 34567 – D Rating - EPC Rating - B -

## ACCOMMODATION

over two floors, on the first floor:



## BEDROOM ONE

10'11 x 10'00 window to the side (South), spacious principal bedroom with walk through wardrobe and storage area, door to the:

## EN-SUITE SHOWER ROOM

6'05 x 4'09 opaque window to the rear (West) fully tiled floor and walls to the walk in shower cubicle, w/c and wash basin inset to cupboard unit, heated towel rail recessed ceiling lights and extractor fan.





### **BEDROOM TWO**

10'07 x 9'07 dual aspect windows to the front (East) and side fill the room with light.

### **BEDROOM THREE**

8'01 x 8'01 window to the front (East).

### **FAMILY BATHROOM**

6'04 x 5'06 opaque window to the side (South), tiled floor and walls over the inset bath with shower and screen over, wash basin inset to cupboard unit, w/c and heated towel rail, recessed ceiling lights and extractor fan.



### **LANDING**

11'09 x 6'04 spacious landing with loft access, airing cupboard to the side contains the mains pressure hot water cylinder and stairs return to the ground floor:

### **ENTRANCE HALL**

10'11 x 6'03 part glazed door from the front path and porch into this welcoming space, under stairs cloakroom, door to the kitchen and glazed double doors into the:

### **SITTING ROOM**

17'10 x 10'05 dual aspect room with windows to the front and to the side overlooking farmland and fields.



### **KITCHEN / DINING ROOM**

17'10 x 9'10 window to the side and full width aluminium bi-folding doors to the rear garden, karndean wood effect flooring continues from the hallway. The space is highly configurable with space for seating and dining areas alongside the kitchen fitted with Bosch appliances.

Range of wall and base units to two sides, contemporary light grey finish under a light quartz worktop with under mounted sink and four ring hob with extractor fan over. Integrated fridge and freezer, electric oven, dishwasher, combined washer dryer and microwave along with extensive storage.





## OUTSIDE

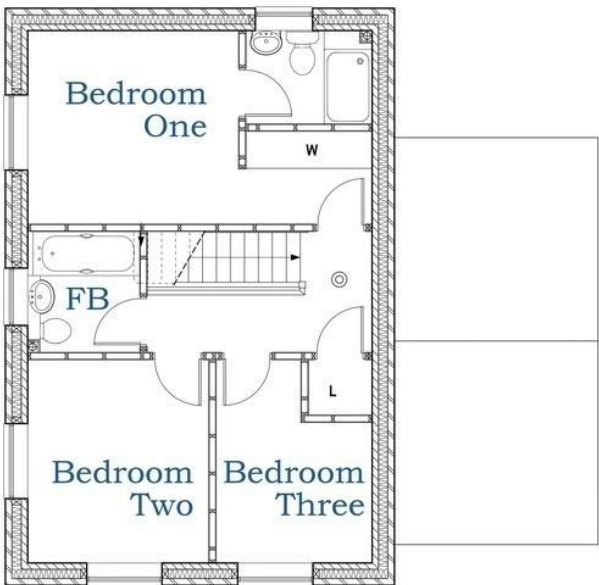
the garden takes in a Westerly aspect and is laid to lawn with an extensive area of terrace adjacent to the rear of the property, well defined close board fence boundaries and gateway to the parking area to the rear of the integral single garage. Outside lights and external double power point in the garden. To the front and side the garden is laid to lawn with extensive flower bed planting adjacent the front of the property, low picket fencing marking the boundary and a planted hazel hedge marking the boundary to the front and side. Bin store area is also found to the side of the property.



## SINGLE GARAGE

19'11 x 10'04 window to the front, wall mounted Vaillant boiler.





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		