



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

HAWTHORNS, OLD LONDON ROAD,  
COPDOCK, IPSWICH, SUFFOLK, IP8 3JF  
ASKING PRICE OF £425,000





## INTRODUCTION

Tucked away in the sought-after village of Copdock, this charming bungalow offers a rare opportunity to enjoy spacious living with a stunning 300ft long garden stocked with an abundance of flowers, plants and shrubs. Benefitting from two generously sized bedrooms, a bright and welcoming living room and a well-presented kitchen, perfectly balancing comfort and practicality. With off-road parking and nicely set back from the road, we highly recommend a viewing.

## INFORMATION

built in the early 1930's of cavity brick construction under a tiled roof, double glazed UPVC windows and doors throughout the property, heating is via a gas boiler to radiators throughout, working log burner in the sitting room providing extra heat and a feature within the room. The plot is circa 300 ft in length (sts) and is roughly 1/3 of an acre in size (sts).





### SERVICES

- Mains water, gas, electric, drainage and broadband are connected to the property
- Local Babergh District Council contact 0300 123 4000
- Ultrafast broadband is available via Openreach ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- 5G mobile phone coverage via EE, O2, Vodafone and Three ([www.ofcom.org.uk](http://www.ofcom.org.uk))
- Check the flood risk in this area via - [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)
- Council Tax Band – D
- Energy Performance Rating – D



### 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 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.



### DIRECTIONS

Leaving the A12 towards Copdock, join the Old London Road and continue for around 0.3 miles, passing the antiques shop on the left hand side. The property can be found on the left with ample off road parking accessed under an archway in the front hedge.





#### **PORCH**

5'08 x 4'01 accessed via UPVC front door with windows to either side, fitted coats rack, door into the:

#### **ENTRANCE HALL**

16'11 x 3'00 radiator, RCD consumer unit, modern temperature control unit, door into:

#### **BEDROOM TWO**

11'08 x 11'07 large window to the front, radiator, ample space for king size bed, free standing wardrobes and drawers, airing cupboard

#### **BEDROOM ONE**

11'08 x 11'07 large window to the rear, radiator, ample space for king size bed, free standing wardrobes and drawers

#### **BATHROOM**

6'04 x 6'04 window to the rear, heated towel rail, wc, sink with storage cupboard below, bath with wall mounted shower

#### **SITTING ROOM**

23'07 x 11'07 a flexible, sizeable and light room with a bay window to the front and a large window to the side, radiators, log burner creating a welcoming focal point within the room.

#### **KITCHEN**

14'08 x 7'08 large window to the rear, radiator, a range of wall and base cupboards providing ample storage space, ceramic sink unit, integrated dishwasher, washer dryer, double electric Lamona ovens with induction hob and extractor above, full height fridge/ freezer, full height storage cupboard, door out into the:

#### **COURTYARD**

accessed via the kitchen door or from the gate to the right of the property, this useful space is covered by a plastic corrugated roof with wooden pillars covered in a range of flowers and plants including grape vines. This space benefits from the sun in the morning and then again in the evening making this a lovely covered space for a morning coffee or an evening glass of wine!





## OUTSIDE

to the rear, stretching circa 250ft in length (sts) from the rear of the property, the garden is mainly laid to lawn and nicely separated by a vast range of plants, shrubs, flowers and trees. There are two concrete seating areas benefitting from the sun at different times of the day. The west facing rear garden benefits from sun for most of the day, especially in the afternoon and evening being a great space for sitting quietly or entertaining guests. A stepping stone path leads up the centre of the garden connecting the more formal garden to the private, tucked away section where you continue to find a variety of plants, flowers and shrubs. A large pond can be found roughly half way down the garden. A small dirt path under some large trees leads to the rear of the garden where an allotment area can be found with a greenhouse and shed for all your gardening equipment!

To the front, the property is accessed via Old London Road over a small lay-by for this property and the neighbouring one. The brick paved driveway offered a vast amount of off-road parking leading to the garage at the front of the property. A large area of lawn can be found to the side of the driveway with a number of different shrubs and trees.



## GARAGE

32'00 x 7'06 accessed via a side door and a manual up and over door to the front with light and power connected, a great size garage for storage with fitted shelving and hooks for hanging tools or gardening equipment, space to store a car

## WORKSHOP

15'06 x 8'06 accessed via the side door from the garage, double glazed UPVC windows to the side, floor mounted storage cupboards providing ample amount of worktop space, power and lighting connected with a range sockets around the room

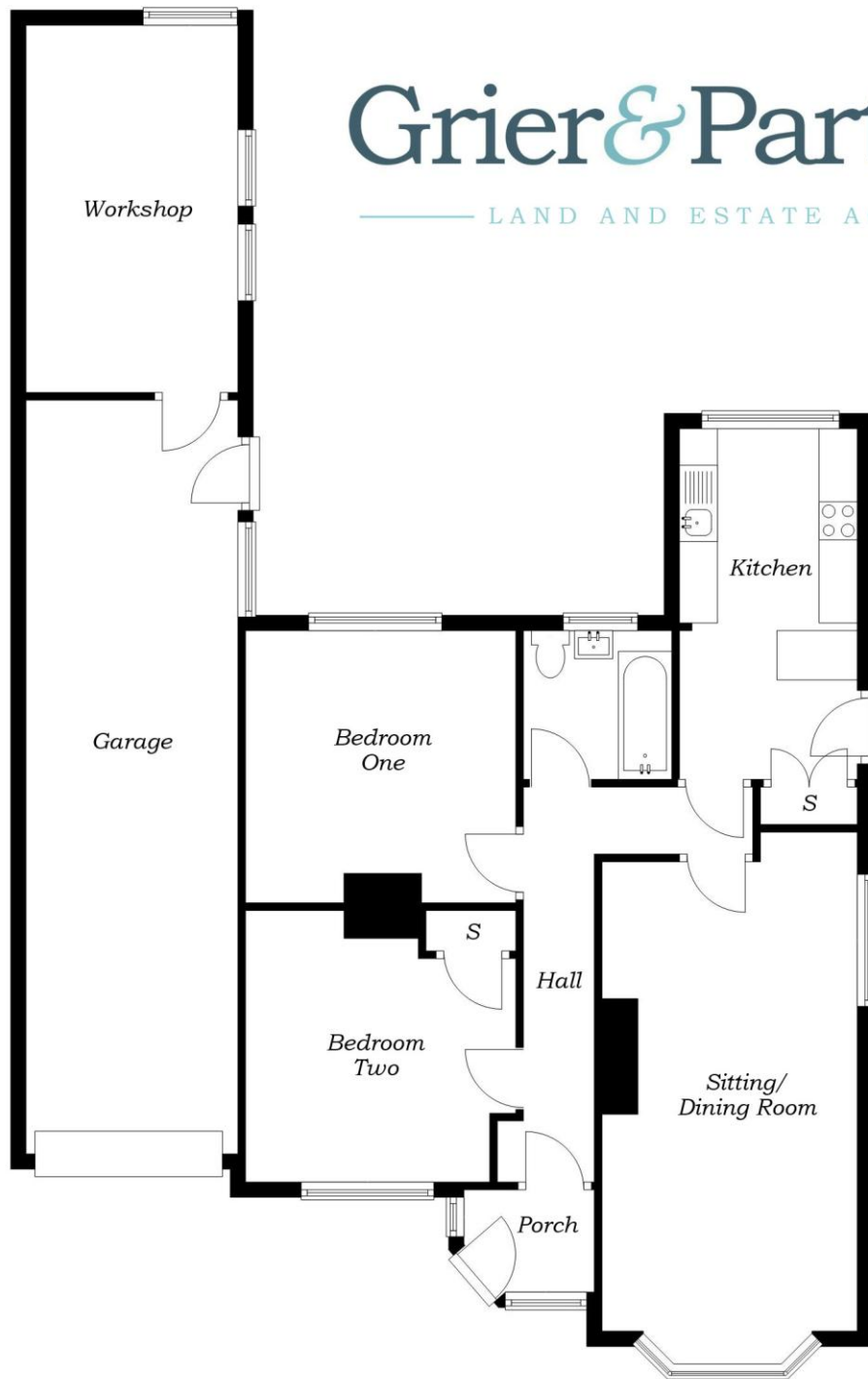






# Grier & Partners

LAND AND ESTATE AGENTS



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The Old Shop, The Street, East  
Bergholt, Colchester, Essex, CO7  
6TF

[www.grierandpartners.co.uk](http://www.grierandpartners.co.uk)  
[enquiries@grierandpartners.co.uk](mailto:enquiries@grierandpartners.co.uk)  
01206 299222

Agents Note: Whilst every care has been taken to prepare these sales 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 buyers are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

