



Grier & Partners
— LAND AND ESTATE AGENTS —

Folly Lane

Copdock, Ipswich, IP8 3JQ

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

Rent £2,950 pcm

EPC Rating '74'





Property Description

INTRODUCTION

A 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 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

TERMS

Rent £2950

Deposit 5 Weeks Rent £3403.84

Holding Deposit 1 Weeks Rent £680.76

Full referencing required for all tenants over the age of 18

All bills excluded

Council tax band D

EPC C

Available 1st August 2026

Pets considered.



INFORMATION

Having recently undergone a full program of refurbishment, modernisation and extension to present a modern efficient and welcoming family home. 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 un-vented system.

ACCOMMODATION

over two floors on the GROUND FLOOR:

KITCHEN DINING ROOM

30'09 X 11'07 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:

SITTING ROOM

16'7 X 10'09 Living Room window to the front, ample space, door to the hall and open plan to the:

SNUG/STUDY

8'04 X 9'09 with down-lighters, options for use as a playroom

HALLWAY

18'02 X 6'04 entrance door from the front path, under stairs storage



CLOAKROOM

5'10 X 2'09 window to the side, w/c and hand basin

UTILITY ROOM

5'07 X 3'04 personal door from the side, work surfaces, plant room and storage space

FIRST FLOOR

extensive sleeping accommodation extends to:

BEDROOM ONE

16'09 X 10'09 window to the front, walk in wardrobe, en-suite shower room (9'06 X 3'10)

BEDROOM TWO

10'10 X 9'11 window to the side, en-suite shower room (6'03 x 6'11)

BEDROOM THREE

11'10 X 11'02 window to the rear,

BEDROOM FOUR

11'09 X 7'05 window to the rear, wardrobes with sliding doors

FAMILY BATHROOM

8'05 x 7'02 opaque window to the rear, bath with shower over, w/c and pedestal sink





OUTSIDE

gardens with optional 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. Plenty of local footpaths.



Grier & Partners
LAND AND ESTATE AGENTS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Grier and Partners
The Old Shop
The Street
East Bergholt, CI7 6TF

www.grierandpartners.co.uk
lettings@grierandpartners.co.uk
Tel: 01206 299222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

