



Barn Conversion: Coddenham

Monthly £2,100

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Spacious detached barn conversion providing versatile family accommodation situated on the stunning Old Hall Estate within Heritage Parkland.

Photos are from previous letting

DETAILS

DESCRIPTION

A very spacious barn conversion comprising entrance hall, kitchen, utility, lounge, dining room and study, master bedroom with en-suite shower room, two further double bedrooms and family bathroom. Stunning exposed beams upstairs giving real character, whilst downstairs has a modern spacious feel.

- Entrance Hall - Luxury vinyl flooring, doors to all rooms and stairs leading to the first floor.
- Kitchen - Luxury vinyl flooring, range of kitchen cabinets, fridge/freezer, double oven, hob and dishwasher. Door to sideways and to -

- Dining Room - Luxury vinyl Flooring, window overlooking the garden. Double doors to -
- Lounge - Luxury vinyl flooring, windows to 2 aspects and bi-fold patio doors to the garden and patio area. Door to -
- Study - Luxury vinyl flooring, with windows to front and side aspects
- Utility Room - Luxury vinyl flooring, space for washing machine and tumble drier, single stainless steel sink, door to sideways.
- Cloakroom - Luxury vinyl flooring, w.c. and wash hand basin
- Master Bedroom - grey carpet, window overlooking the garden, eaves cupboards
- with En Suite Shower Room - comprising large shower cubicle, basin and w.c.
- Bedroom 2 - grey carpet, window to side, radiator
- Bedroom 3 - grey carpet, window to front, radiator
- Family Bathroom - comprising bath with shower screen and shower over, basin and w.c.

OUTSIDE

The property has garden areas to the front, side and rear gardens, the rear garden being beautifully secluded with two patio areas. There is also a single garage and car port parking.

LOCATION

The property is situated on the Old Hall Estate and within a Heritage Parkland. The village of Coddensham lies about 1.6 miles to the north and has a village shop, pub and country club. More comprehensive facilities are available in Ipswich which is about 6.6 miles to the south of the property. There is as fast and frequent rail service to London Kings Cross from nearby Needham Market and excellent road links via Junction 51 of the A14 and the A140 Norwich road which are about 2 miles away.

DIRECTIONS

Sat Nav - Postcode IP6 9QQ (Access is from Sandy Lane)

From Junction 51 of the A14 take the slip road signposted Barham. At "T" junction turn right onto the old Norwich Road and proceed for about 1 mile. After passing the Sorrell Horse Inn take the next left onto Sandy Lane. Proceed on Sandy Lane for about 1 mile and then turn left onto the Old Hall Estate drive. Follow the drive through the Parkland signposted Estate Office and the Swallows development will be seen in the main yard.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is electric fired central heating and private drainage.

COUNCIL TAX BAND

The property has been assessed as Council Tax band E

EPC

The property is classed as Band C

TERMS

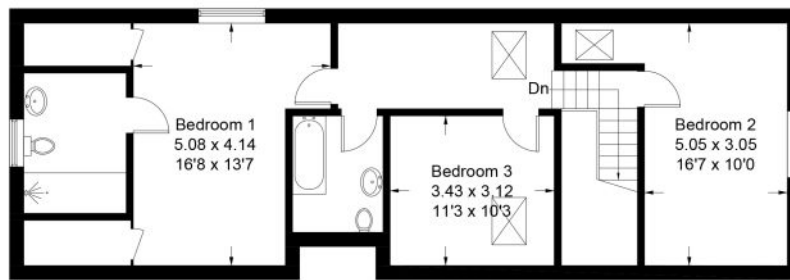
The property is to be let on an Assured Shorthold Tenancy. A five week deposit is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

REFERENCES

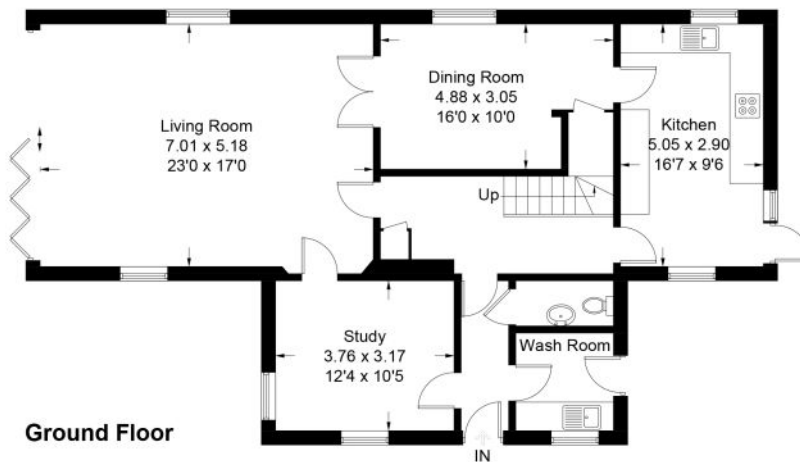
The tenant will be required to provide Whirlledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

4 The Swallows, Old Hall Estate, Coddtenham

Approximate Gross Internal Area = 183.4 sq m / 1974 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1006824)