



Four Steps | High Street | Coddendam | Ipswich | IP6 9PN

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# Four Steps, High Street, Coddendam, Suffolk IP6 9PN

*“A wonderful opportunity to acquire this stunning character cottage offering an abundance of period features & beautifully presented throughout.”*

## Description

A charming three-bedroom character detached cottage situated along the High Street in this popular well-served Suffolk village approximately seven miles north of Ipswich.

The property is beautifully presented throughout and further offers a fitted bespoke kitchen, superbly presented décor and a luxury restyled bathroom suite. Further benefits include timber framed sealed unit double glazed replacement windows, oil-fired central heating, feature log burner to living room and an array of exposed retained timbers.

Outside there is an enclosed courtyard to the left-hand side of the property and to the right-hand side there is a driveway providing off-road parking as well as a useful lockable storage shed.

## About the Area

Coddendam is approximately seven miles north of Ipswich and is a typical English village with church, village shop, recreation ground and leisure centre. It won village of the year in 2002 for its community spirit and there are some fantastic country walks within the village.

There is easy access to the A140 to Norwich and A14 to Bury St Edmunds and Cambridge to the west and to Ipswich, Colchester and London via the A12 to the south and east. You are just 15 minutes from the centre of Ipswich by road, which has a main line station to London Liverpool Street journey time of about 60 minutes.

There are a range of independent schools nearby and is in the catchments for Stonham Aspal Primary School and Debenham High School and further amenities can be found in the nearby towns of Needham Market, Stowmarket, Debenham and Ipswich.

## Directions

Follow the B1078 into Coddendam and the property will be found on the right-hand side just before the former public house.

## The accommodation comprises:

Part-glazed side entrance door to:

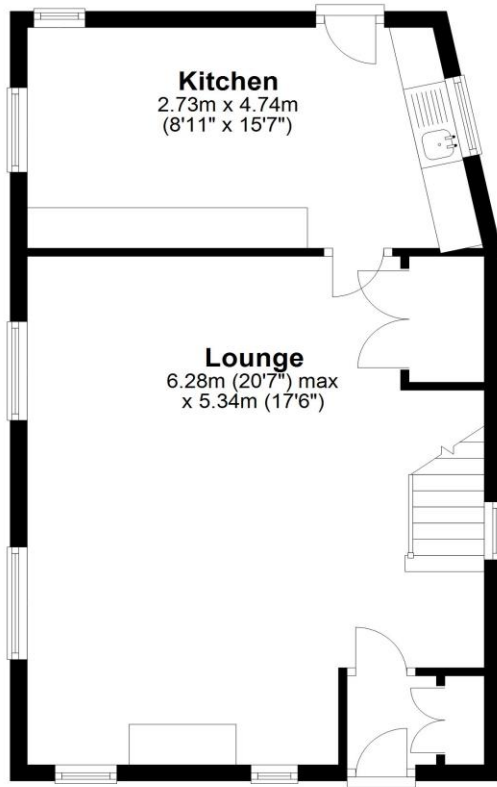
### Entrance Porch

Brick flooring, large built-in cupboard housing the electric meter and door to:



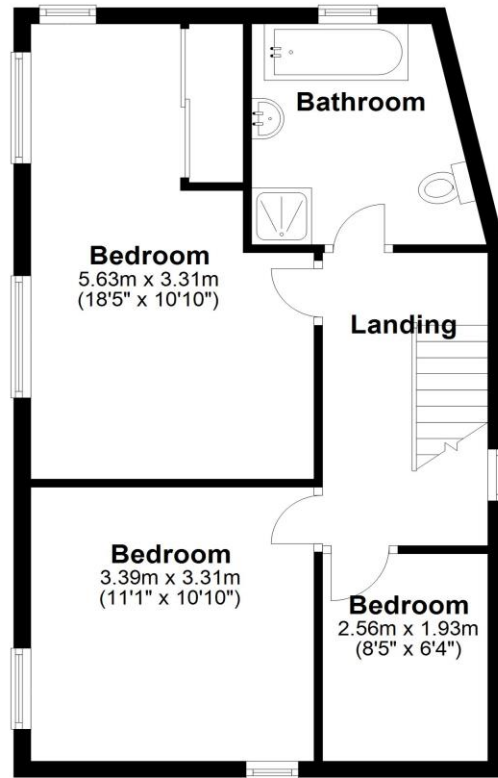
## Ground Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



## First Floor

Approx. 47.8 sq. metres (514.2 sq. feet)



Total area: approx. 95.6 sq. metres (1029.2 sq. feet)

**Four steps, high st, Coddenham**

### Entrance Hall

Stairs to first floor, two large under stair storage cupboards, beamed stud divide between hall and lounge/diner and access to:

### Lounge/Diner Approx 20'7 max x 17'6 (6.28m max x 5.34m)

Feature multi-fuel stove set in a red brick chimney breast, exposed timbers, two windows to front elevation, radiator and windows to side elevation.

### Kitchen/Breakfast Room Approx 15'7 x 8'11 (4.7m x 2.73m)

Luxurious bespoke fitted with block wood work surfaces, inset bowl and a half stainless steel sink unit, mixer tap, base cupboards and drawers under, integrated washing machine, built-in fridge, built-in freezer, built-in double oven, four plate electric hob, stainless steel splashback, extractor fan over, eye-level units, wall-mounted plate rack, wall-mounted oil-fired boiler, brick flooring, radiator and stable door to side courtyard.

### On the first floor

### First Floor Part- Galleried Landing

Exposed timbers and wooden doors to:

### Bedroom Three Approx 8'5 x 6'4 (2.56m x 1.93m)

Window to side elevation, wall mounted lights and radiator.

### Bathroom

Luxuriously appointed white suite comprising deep panelled bath with corner mixer taps, vanity sink, tiled splash backs, low level flushing w.c, frosted window to side elevation, shower cubicle and extractor fan.

### Master Bedroom Approx 18'5 x 10'10 (5.63m x 3.31m)

A lovely light and spacious room with two windows to the front elevation, window to the side elevation, exposed timbers, radiator, large built-in wardrobe and access to loft.

### Bedroom Two Approx 11'1 x 10'10 (3.39m x 3.31m)

Window to front and side elevations and radiator.

### Outside

There is a delightful courtyard garden to the left-hand side of the property providing an ideal space for alfresco dining. Within the courtyard is an outside tap, screening for the oil tank and a pedestrian gate giving access to the front of the property.

To the other side of the property is a pea shingle resin driveway providing off-road parking with various storage units.



### Energy performance certificate (EPC)

Four Steps Cottage  
High Street  
Coddenham  
IP5 8DQ  
IP6 8DQ

Energy rating  
**D**

Valid until: 19 April 2032  
Certificate number: 2108-3015-3204-4682-5200

Property type: Detached house

Total floor area: 96 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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