



The Willows | Green Hill | Coddham | IP6 9PU

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**TOWN & VILLAGE**  
 PROPERTIES



# The Willows, Green Hill, Coddendam, IP6 9PU

*“A spacious & well-presented four bedroom detached family residence, situated in this sought after Suffolk village and with extensive off-road parking, garage, home office/studio, well-maintained gardens & delightful countryside views.”*

## Description

An outstanding, spacious and conveniently placed four bedroom detached family residence, set well back from a country lane on the outskirts of the highly desirable village of Coddendam.

Notable features include extensive off-road parking, a single garage and more recently added detached home office/studio. The property also enjoys delightful countryside views to the rear as well as proportionate, well-maintained gardens.

## 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 is a range of independent schools nearby and local primary schools include Stonham Aspal, Henley and Helmingham, whilst senior schools can be found at Debenham and Claydon. There are school buses to both Debenham High School and Stonham Aspal Primary School which pick up and drop off in the village. Further amenities can be found in the nearby towns of Needham Market, Stowmarket, Debenham and Ipswich.

## The accommodation in more detail comprises:

Front door to:

### Reception Hall

Welcoming, light and airy entrance with stairs rising to the first floor, tiled flooring, cloak hanging space and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin with storage under, heated towel rail, spotlights and extractor.

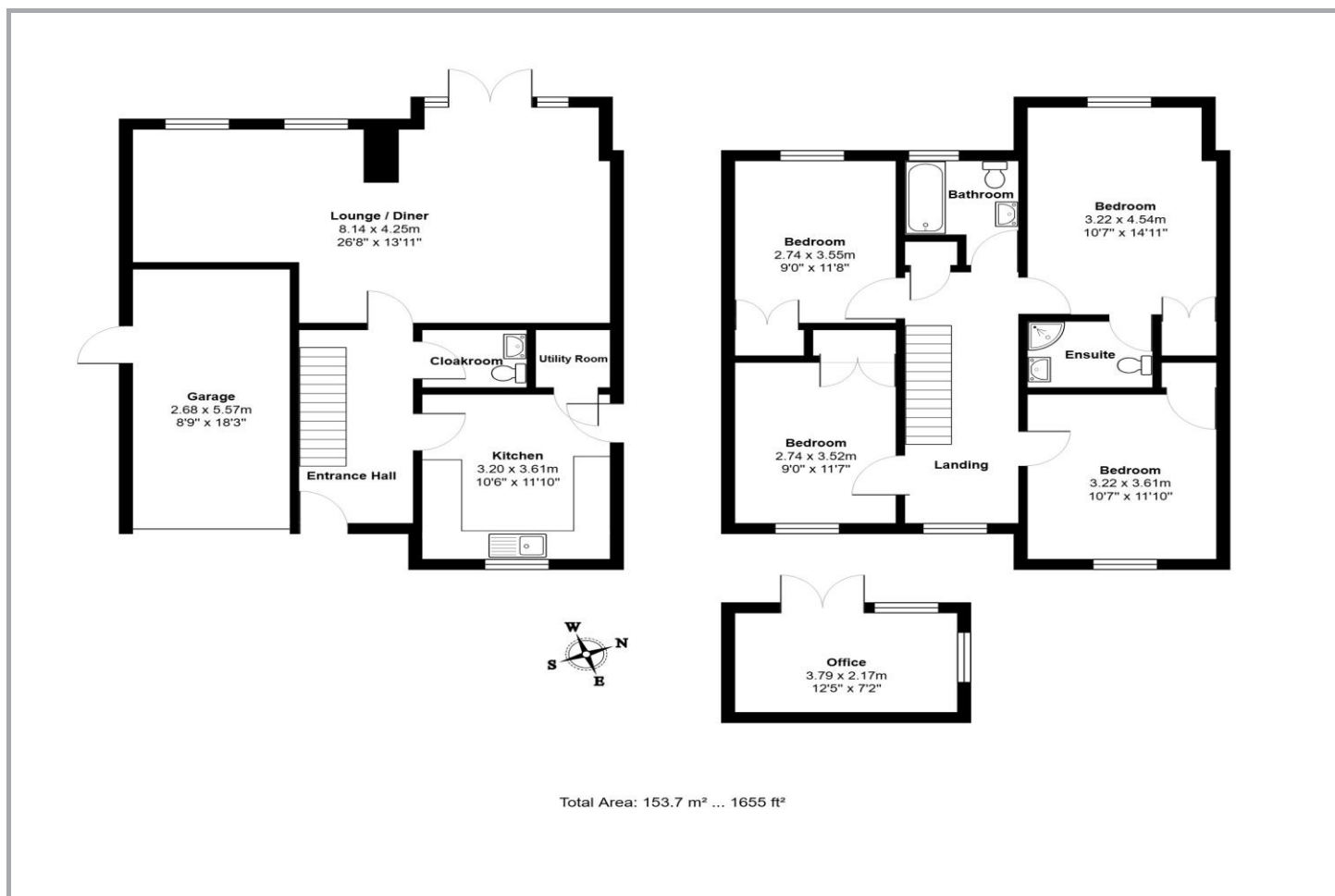
### Sitting/Dining Room Approx 26'8 x 13'11

Magnificent open plan space extending across the back of the property and boasting hardwood flooring, French doors to the rear opening onto the terrace and multiple windows to rear aspect, making full use of the countryside views.

### Kitchen Approx 11'10 x 10'6 (3.61m x 3.20m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring halogen hob with extractor over and fridge. Space for dishwasher, window to front aspect, spotlights, personnel door to side, tiled flooring, door to utility room housing the oil-fired boiler and incorporating space for white goods.





### First Floor Gallered Landing

Window to front aspect, door to storage cupboard with shelving, access to loft and doors to:

### Master Bedroom Approx 14'11 x 10'7 (4.54m x 3.22m)

Double room with window to rear aspect with far-reaching countryside views, built-in wardrobe and door to:

### En-Suite Shower Room

White suite comprising w.c, hand wash basin with storage under, corner tiled shower cubicle, heated towel rail and extractor.

### Bedroom Two Approx 11'7 x 9' (3.52m x 2.74m)

Double room with window to front aspect and built-in wardrobe.

### Bedroom Three Approx 14'11 x 10'7 (4.54m x 3.22m)

Double room with window to rear aspect, again enjoying countryside views and built-in wardrobe.

### Bedroom Four Approx 11'8 x 9' (3.55m x 2.74m)

Equally as suitable as a double bedroom but currently used as a single bedroom and study area. Hardwood flooring, window to front aspect and built-in wardrobe.

### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, heated towel rail, frosted window to rear aspect and extractor.

### Outside

The Willows stands well back from the road on a country lane

and is accessed over a private drive providing extensive off-road parking and access to the single garage. The garage is fitted with an up and over door, power and light connected and personnel door to side.

The rear gardens are predominately lawned with a terrace abutting the rear of the property and incorporates a storage shed, gazebo and more recently added detached **home office/studio**, ideal for a variety of uses.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – E

### Services

Mains water, drainage and electricity. Oil-fired heating.







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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

The Willows Green Hill Coddanham IP20 6CH IP6 9PU	Energy rating <b>C</b>	Valid until:	11 February 2035
		Certificate number:	6121-9227-0187-2001-0503

Property type	Detached house
Total floor area	129 square metres

### Rules on letting this property

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

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 rating and score

This property's energy rating is C. It has the potential to be C.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/6121-9227-0187-2001-0503?print=true>

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