



Mount Cottage | High Street | Coddenham | IP6 9PN

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

Mount Cottage, High Street, Coddendam, Suffolk, IP6 9PN

“A delightful, two bedroom, semi-detached house boasting a harmonious blend of period features with more recent modern additions and attractive, well-maintained private rear gardens.”

Description

An exciting opportunity to acquire a characterful, charming yet unlisted two bedroom semi-detached house, set well back from the road in the heart of the highly desirable Suffolk village of Coddendam and boasting a harmonious blend of period features with more recent modern additions.

Other notable features include a recently refitted and well-appointed kitchen as well as extensive and well-maintained private rear 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. 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:

Entrance Hall

With cloak hanging space and Suffolk latch door to:

Sitting/Dining Room Approx 21'8 x 12'3 (6.60m x 3.74m)

Open-plan space boasting exposed timbers, two windows to front aspect, feature inset with fireplace, wood burning stove, brick surround, oak bressummer over and brick hearth, stairs rising to the first floor, oak flooring, access to garden room and door to:

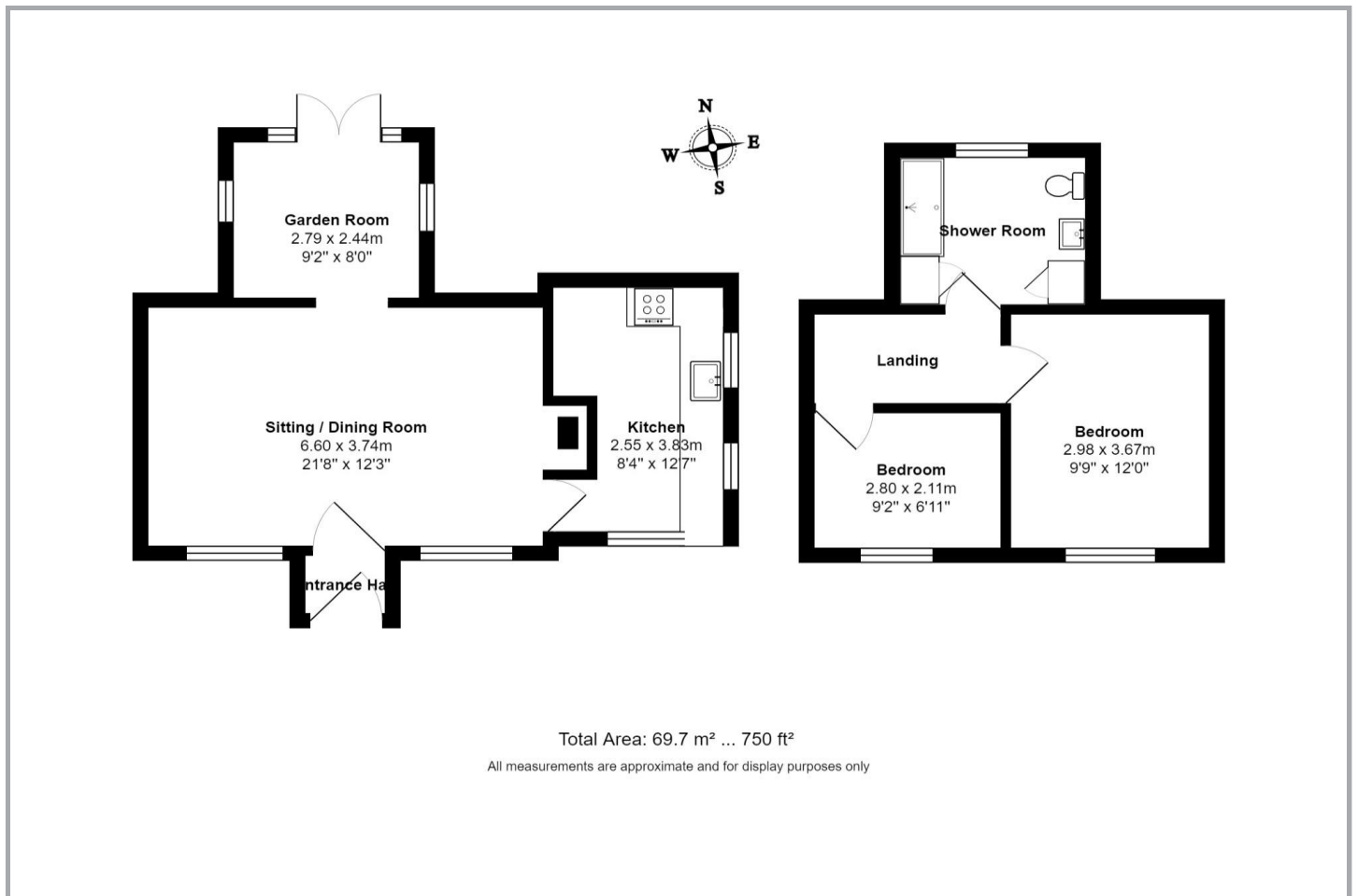
Kitchen Approx 12'7 x 8'4 (3.83m x 2.55m)

Luxuriously appointed and recently refitted kitchen with a matching range of wall and base units with granite worktops over and inset with butler sink and chrome mixer tap. Integrated appliances include oven with extractor over. Freestanding two oven electric Everhot open with hot plate (negotiable). Space for white goods and fridge/freezer, double aspect windows to the front and side, extractor, spotlights, tiled flooring with under floor heating and access to loft.

Garden Room Approx 9'2 x 8' (2.79m x 2.44m)

Brick flooring with under floor heating, spotlights, triple aspect windows to the rear and either side of French doors, which open onto the terrace, and spotlights.





First Floor Landing

Access to loft, oak flooring, exposed timbers and doors to:

Master Bedroom Approx 12' x 9'9 (3.67m x 2.98m)

Double room with exposed timbers and window to front aspect.

Bedroom Two Approx 9'2 x 6'11 (2.80m x 2.11m)

Exposed timbers, window to front aspect, oak flooring and housing fuse board.

Shower Room

Well-appointed white suite comprising w.c, hand wash basin, tiled shower cubicle, tiled flooring with under floor heating, door to airing cupboard, frosted window to rear aspect, tiled walls, spotlights and extractor.

Outside

Mount Cottage is set well back from the road in the heart of the village and is accessed via a shared pathway with steps leading up towards the front gardens and entrance porch. The grounds are predominantly lawned and arranged over a series of levels incorporating established flower and shrub borders with boundaries defined by fencing for the most part. Also incorporated within the plot is a detached summer house as well as log store.

Agent Note

- We understand from our client that the property enjoys a right of way over the neighbouring property for the entrance and exit to the rear garden.
- We understand the property is located within a conservation area.

Local Authority

Mid Suffolk District Council

Council Tax Band – A

Services

Mains water, drainage and electricity. Electric heating.





Energy performance certificate (EPC)

Mount Cottage High Street Coddensham IPSWICH IP6 8PQ	Energy rating G	Valid until: 17 March 2034 Certificate number: 0976-1209-9404-7839-1600
--	----------------------------------	--

Property type	Semi-detached house
Total floor area	70 square metres

Rules on letting this property

! You may not be able to let this property

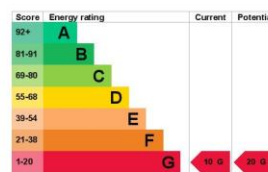
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

[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



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Town and Village Properties
 Grove House, 87 High Street
 Needham Market
 Suffolk
 IP6 8DQ

Email: info@townandvillageproperties.co.uk