



Sunnyside | High Street | Coddensham | IP6 9PN

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# Sunnyside, High Street, Coddendam, Suffolk, IP6 9PN

*“A beautifully presented three/four-bedroom period cottage occupying an elevated position within this highly sought-after Suffolk village offering attractive gardens, various outbuildings & off-road parking.”*

## Description

A charming three/four-bedroom character cottage occupying a lovely elevated position within this sought-after Suffolk village.

Sunnyside is beautifully presented and offers an abundance of period charm and character. This includes exposed timbers throughout the property and focal brick fireplace with newly installed log burning stove to the sitting room. The property has been thoughtfully extended to provide a ground floor shower room and delightful dining room or study, which could also be used as a bedroom if desired. Further features include beautiful stained-glass panels, each individually designed within the ground floor oak internal doors and Victorian style cast iron radiators also on the ground floor.

The accommodation comprises: kitchen/dining room, inner-hallway/utility, shower room, study/dining room/bedroom four, sitting room, first floor landing, three bedrooms and a spacious family bathroom.

Further benefits include oil fired central heating, double glazing and large master bedroom with dressing area.

Outside to the front is off-road parking for two vehicles and shared steps lead up to the property where there is a pedestrian wrought iron gate allowing access to the front garden. The front garden is mainly laid to lawn with inset mature shrubs and hedging, a useful timber shed and side access into the rear garden. The attractive rear garden is mainly laid to lawn with feature brick retaining walls and steps which lead up to the main garden. Within the garden is a brick-built outhouse, which could be utilised as a workshop, summerhouse or home office subject to the necessary planning permissions. Also within the garden are two timber storage buildings, all of which have power and light connected.

## About the Area

Coddendam is approximately seven miles north of Ipswich and is a typical English village with church, village shop, recreation ground, leisure centre and Coddendam Country Club. It won village of the year in 2002 for its community spirit and there are some fantastic country walks within the village. Within walking distance or a short drive Retreat East can be found in the neighbouring village of Hemingstone offering holiday accommodation, restaurant and Spa facility.

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.

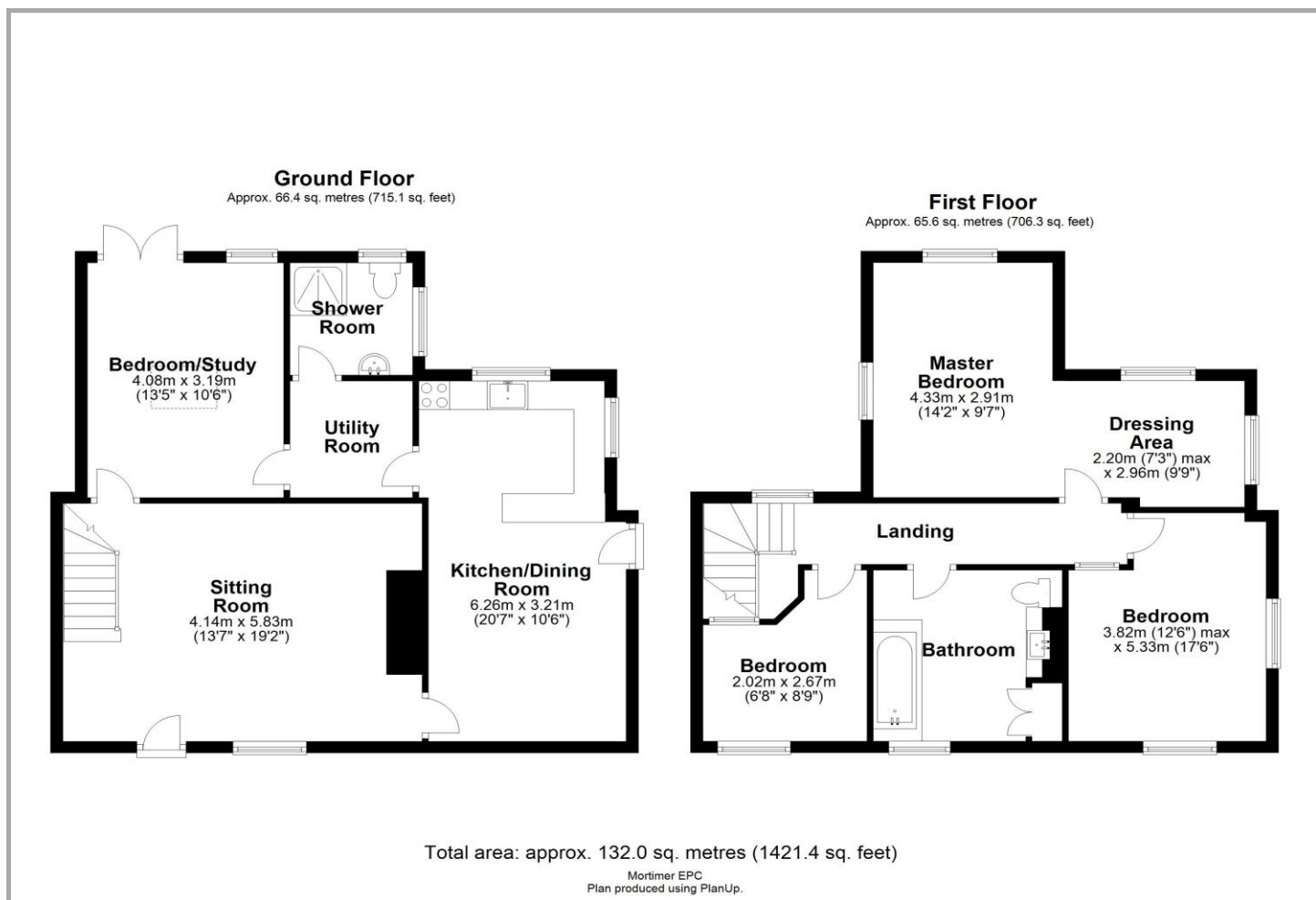
There is a range of independent schools nearby and local primary schools include Stonham Aspal, Henley and Helmingham, whilst senior schools can be found at Debenham and Claydon. Further amenities can be found in the nearby towns of Needham Market, Stowmarket, Debenham and Ipswich.

## The accommodation comprises:

### Side Access

Solid stable style door to:





### **Kitchen/Dining Room Approx 20'7 x 10'6 (6.26m x 3.21m)**

#### **Dining Area**

Windows to front and side elevations, two Victorian style cast iron radiators, exposed timbers, brick flooring, door to sitting room and step up to:

#### **Kitchen Area**

A delightful cottage kitchen comprising butler sink unit with mixer tap and separate drinking tap over, tiled worksurfaces with base cupboards and drawers under, matching eye-level units, tiled splash backs, space for cooker, extractor fan over, water softener, feature stained glass internal window, quarry tiled flooring, window to side and rear elevations and door to:

#### **Inner-Hallway/Utility**

Space for washing machine, tiled flooring, coat hanging space, door to study/dining room/bedroom and door to:

#### **Shower Room**

Comprising shower cubicle, low level flushing w.c, pedestal hand wash basin, tiled splash back, radiator, frosted window to side and rear elevations, tiled flooring, wall-light and extractor fan.

### **Dining Room/Study/Bedroom Four Approx 13'5 x 10'6 (4.08m x 3.19m)**

Part-vaulted ceiling, Velux window, French doors opening to the rear garden, window to rear elevation, Victorian style cast iron radiator, wall-lights, laminate flooring and door to:

### **Sitting Room Approx 19'2 x 13'7 (5.83m x 4.14m)**

Window to front elevation, solid oak front door, exposed timbers, feature brick fireplace with wooden bressumer over, newly installed log burning stove and flue, two Victorian style cast iron radiators, herringbone patterned oak flooring, wall-lights and stairs to first floor.

### **First Floor Galleried Landing**

Window to rear elevation, access to loft, three beautiful high-level stained glass internal windows to both the bathroom and two

bedrooms, exposed timbers and doors to:

### **Bedroom Approx 8'9 x 6'8 (2.67m x 2.02m)**

Window to front elevation, radiator and exposed timbers.

### **Family Bathroom**

Comprising panel bath in tiled surround, tiled splash backs, low level flushing w.c, vanity sink unit, built-in airing cupboard housing hot water cylinder and slatted shelving, window to front elevation, exposed timbers, wall-light and radiator.

### **Bedroom Approx 17'6 x 12'6 max (5.33m x 3.82m max)**

Window to front and side elevations, radiator, dado rail and exposed timbers.

### **Bedroom/Dressing Area**

A spacious main bedroom incorporating a dressing area.

### **Dressing Area Approx 9'9 x 7'3 max (2.96m x 2.20m)**

Window to rear and side elevations and radiator.

### **Bedroom Approx 14'2 x 9'7 (4.33m x 2.91m)**

Frosted window to side elevation, window to rear elevation, access to loft, exposed ceiling timber and radiator.

### **Outside**

Shared steps with the neighbouring property lead up from the car parking bay to a pedestrian gate which opens into the front garden. The 'cottage style' front garden is elevated from the road and mainly laid to lawn with a variety of pretty flowers, mature shrubs and hedging. Within the front garden is a useful timber shed which has power and light connected and there is gated pedestrian access to the side door and rear garden beyond.

The beautifully landscaped rear garden has been thoughtfully designed offering a lovely patio area with attractive brick retaining walls and steps which lead up to the main elevated area of garden. This is mainly laid to lawn with a variety of mature trees, flowers and shrubs.



Within the rear garden is a useful brick-built outbuilding which has power and light connected. This has great potential for either a workshop or converted to a summerhouse/entertainments room or home office/studio subject to the necessary planning permissions. Also within the rear garden are two timber storage buildings, again with power and light connected, an outside tap and external courtesy lighting.

### Agents Note

There is a fenced and gated paddock of approximately 0.5 of an acre (subject to survey) which is located a short walk away offering vehicular access from the high street. This is available through separate negotiation with a guide price of £30,000. Please speak to the agent for more information.



29/07/2021

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

### Energy performance certificate (EPC)

SUNNYSIDE HIGH STREET GODDENHAM IPSWICH IP6 8PN	Energy rating <b>D</b>	Valid until: 28 July 2031 Certificate number: 0236-1209-9109-7137-1704
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Property type Semi-detached house

Total floor area 119 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	74   C
39-54	E		
21-38	F		
1-20	G		

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0236-1209-9109-7137-1704?print=true>

1/5



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