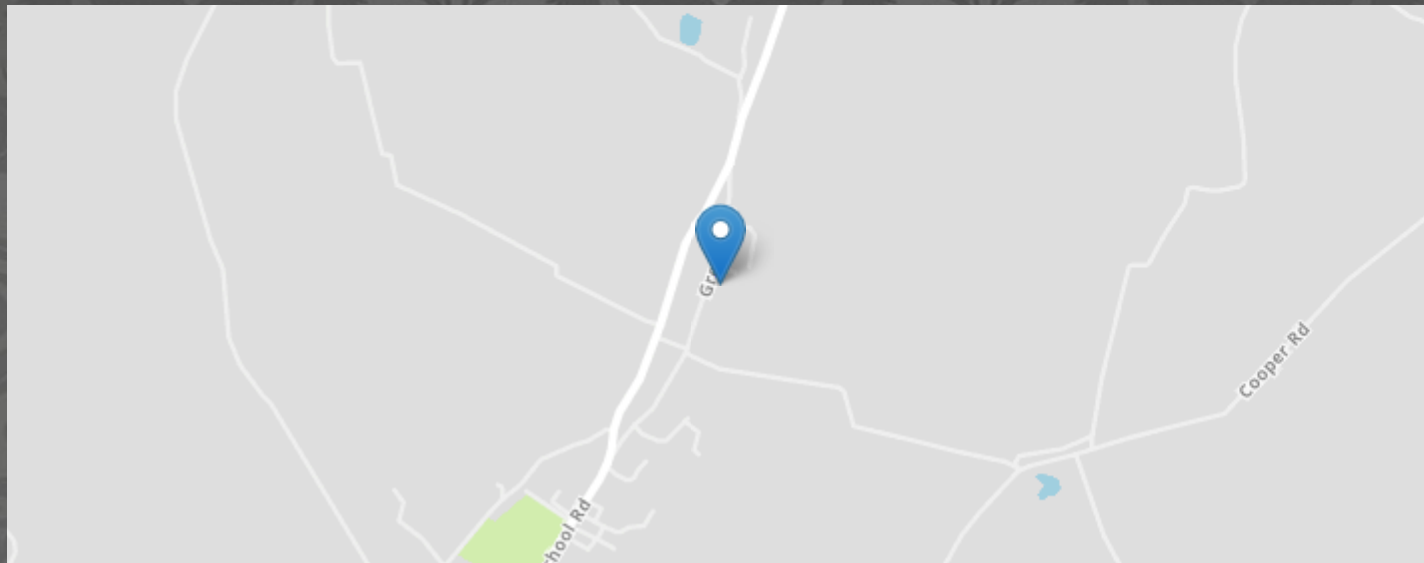


Green Hill, Coddendam, Ipswich



- OUTDOOR OFFICE
- AMPLE DRIVEWAY PROVIDING OFF ROAD PARKING
- SPACIOUS KITCHEN/DINING ROOM
- MAIN BATHROOM AND WC
- GARAGE
- LARGE REAR GARDEN
- VILLAGE LOCATION
- LEAN TO
- UTILITIES ROOM
- FOUR DOUBLE BEDROOMS

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Green Hill, Coddendam, Ipswich

Marks and Mann are pleased to bring to market this well presented and spacious FOUR BEDROOM SEMI-DETACHED HOUSE located in the village of Coddendam. The property benefits from a large driveway offering space for up to FOUR CARS, LARGE REAR GARDEN, OUTBUILDING OFFICE and FIELD VIEWS. There are four bedrooms, bathroom, utility/WC, open plan kitchen/diner, reception area, large under stairs and over stairs storage and lean to at the rear. Early viewing recommended.

£350,000 Guide Price

Green Hill, Coddendam, Ipswich

Ground Floor

Bedroom

3.65m x 4.54m (12' 0" x 14' 11") Large double bedroom with fitted laminate flooring. This room offers multi-use and could be offered as a second reception room or kept as a ground floor bedroom. Double glazed window overlooking the front of the property. Radiator. Modern décor and light fittings.

Bathroom

2.41m x 2.27m (7' 11" x 7' 5") Spacious ground floor bathroom with four piece suite to include walk-in shower, vanity wash basin, WC and bath with shower attachment. The bathroom has fitted tiled flooring and floor to ceiling wall tiles, the décor is neutral and modern and a featured alcove encloses part of the bath. Large wall mounted mirror. Inset spotlights. Towel radiator. Double glazed frosted window.

Utility

Floor units for storage. Oil fired boiler. WC and wash basin. Double glazed window.

Kitchen/Diner

3.42m x 3.70m (11' 3" x 12' 2") Well presented and spacious open plan kitchen/diner. Floor and overhead units with wood effect worktops. Integrated oven with electric hob top and overhead extractor fan. Large tiled flooring. Dual aspect views with double glazed windows and partly double glazed door leading into the lean to. Radiator. Modern décor.

Lounge

3.65m x 5.34m (12' 0" x 17' 6") Spacious lounge with oak effect laminate flooring and modern décor. Wall and ceiling light fittings. Double glazed sliding patio doors leading to the patio area. Radiator.

Lean to

3.59m x 1.32m (11' 9" x 4' 4") Additional room for storage or seating, there are fitted floor units and fitted lino flooring. UPVC roof. Door leading to the rear garden.

First Floor

Main Bedroom

3.34m x 4.12m (10' 11" x 13' 6") Spacious double bedroom with fitted carpet. Built in storage cupboard with shelving. Double glazed window overlooking the side of the property. Modern light fittings. Radiator.

Bedroom Two

3.58m x 2.52m (11' 9" x 8' 3") Double bedroom with fitted carpet. Modern décor. Double glazed window with field views. Radiator. Double fitted wardrobes with mirrored sliding doors.

Bedroom Four

3.58m x 1.94m (11' 9" x 6' 4") Small double bedroom with fitted carpet. Double glazed window overlooking the front of the property. Radiator.

Outside

Front;
The driveway is a fantastic feature with block paved drive providing ample parking. Driveway leads to a generous timber garage. Canopy style porch with outdoor lighting. Laid to lawn area.
Rear;
The well maintained rear garden is very generous in sizing and offers FIELD VIEWS. Immediately to the rear of the house there is a patio area with pergola. Fully enclosed rear garden with large laid to lawn area. There is a recently built studio/home office 2.20m x 4.57m with PVC double glazed window and glazed PVC door, power and light connected and fitted carpet.

Important Information

Tenure – Freehold.
Services – We understand that oil, electricity, water and drainage are connected to the property.
Council tax band - C
EPC rating - F

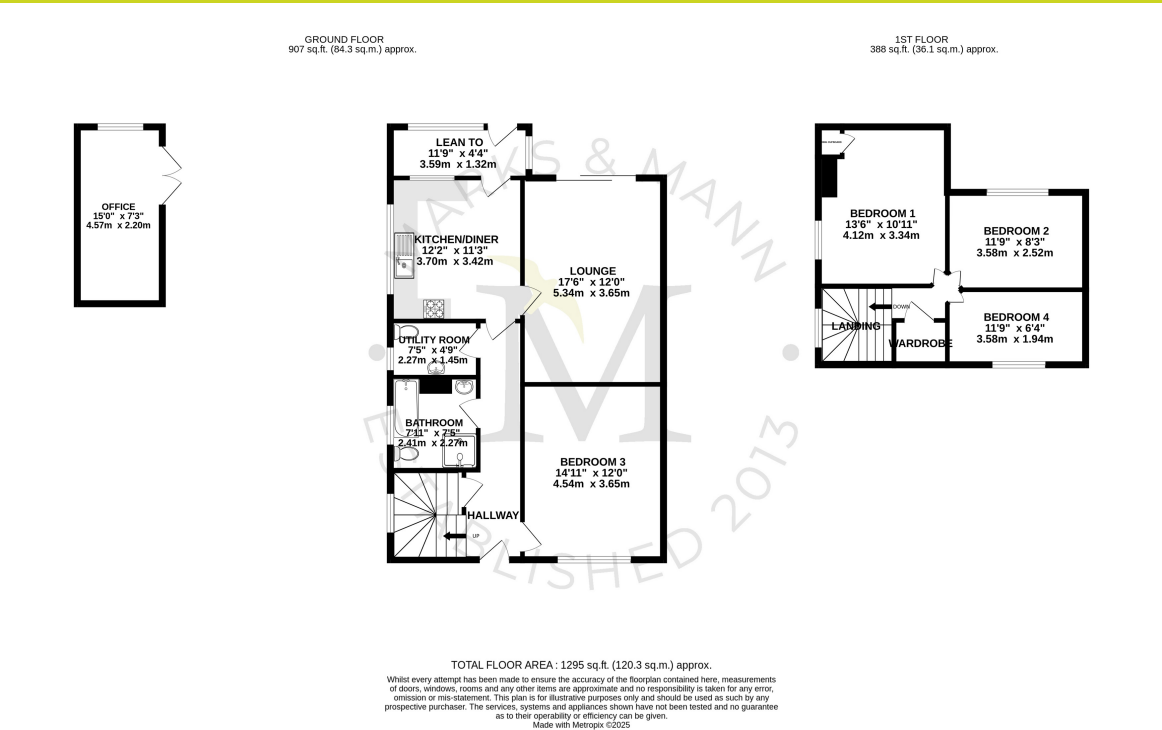
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Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

