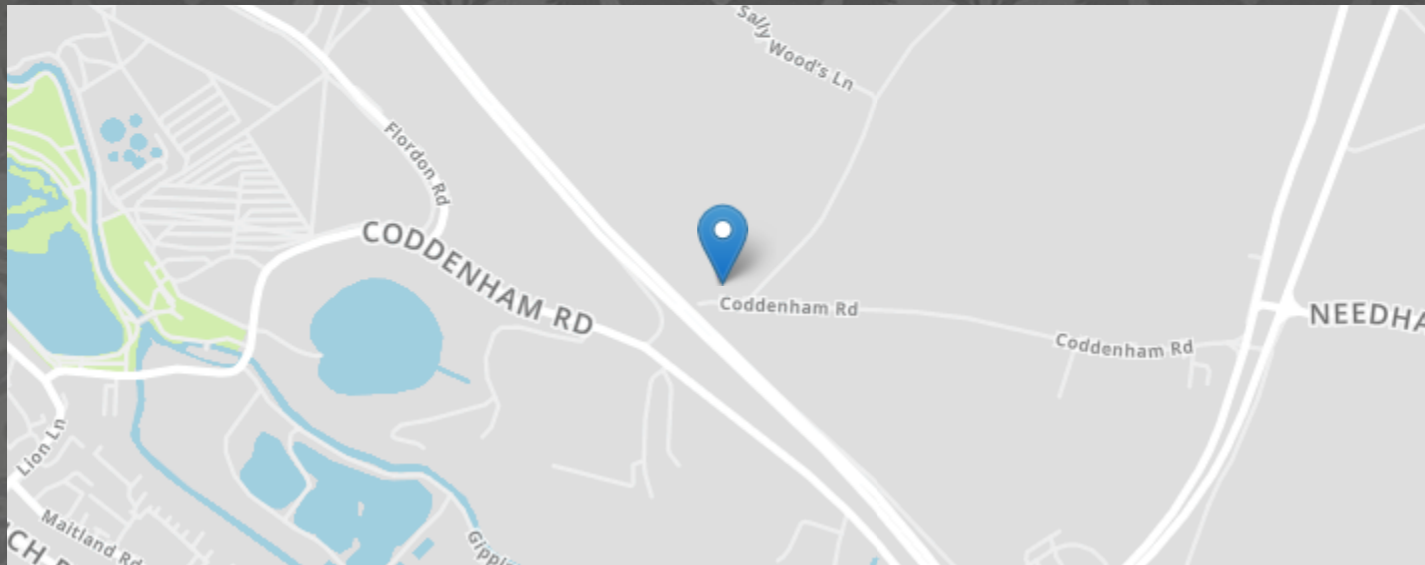


Coddenham Road, Creting St Mary, Ipswich



MARKS & MANN



- AMPLE DRIVEWAY PROVIDING OFF ROAD PARKING
- TRADITIONAL BEAMS THROUGHOUT
- MULTI-GENERATIONAL LIVING
- JUST UNDER ONE-THIRD OF AN ACRE

- ANNEXE WITH KITCHENETTE, TWO SHOWER ROOMS, LIVING ROOM AND DOUBLE BEDROOM
- OPEN BRICK FIREPLACE
- NUMEROUS OUTBUILDINGS

### Coddenham Road, Creting St Mary, Ipswich

Welcoming to market this charming character property built in 1640 with fantastic multi-generational living. This house sits on under a third of an acre, with ample off road parking, numerous outbuildings with option to use for business purposes and a well maintained pond and seating area. There are three double bedrooms and one single bedroom, there are four en-suites and one main bathroom, utility area, large kitchen and kitchenette, spacious reception area with open brick fireplace, dining room and study. The unique layout of this house offers plenty of space and opportunity and we would highly advise arranging a viewing to understand the property and its potential. Offers to be between £550,000 - £575,000.

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**£550,000 Offers in Excess of**

# Coddenham Road, Creeting St Mary, Ipswich

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## Ground Floor

### Dining Room

2.00m x 2.87m (6' 7" x 9' 5") Large slate tiled floor with large double glazed window providing plenty of natural light. This room leads through to the Annexe.

### Living Room

4.66m x 5.00m (15' 3" x 16' 5") Large reception area with beautiful open brick fireplace, traditional timber beams, access to the garden. Neutral décor with carpet and dual aspect windows.

### Study

1.59m x 2.40m (5' 3" x 7' 10") Window overlooking the courtyard area, good space for an at home office. Fibre fast broadband is connected.

### Kitchen

4.33m x 4.39m (14' 2" x 14' 5") Spacious farmhouse style kitchen with ample storage units, traditional beams featured throughout, heritage style radiator, good size store room that can be used as a pantry.

### Utility

1.48m x 6.54m (4' 10" x 21' 5") Long length utility area with access to the side garden, dual aspect windows.

### Main Bathroom

1.85m x 3.30m (6' 1" x 10' 10") A good size bathroom with four piece suite including bath, WC, wash basin and shower. Located on the ground floor, tiled from floor to ceiling.

### Store / Pantry

1.90m x 3.30m (6' 3" x 10' 10")

### Annexe / Multi-Generational Living Area

### Kitchenette

A built in kitchen area with hob top and overhead extractor fan, integrated single oven and fridge, floor and overhead units, sink with window overlooking the courtyard.

## Bedroom

3.69m x 4.02m (12' 1" x 13' 2") Good size double bedroom with en-suite to include shower, WC and wash basin.

## Bedroom

3.52m x 3.66m (11' 7" x 12' 0") A good size double bedroom with en-suite to include shower, WC and wash basin. This room could also be used as a reception area should this side of the property be used as an annexe. This also features a floor to ceiling double glazed window.

## First Floor

### Main Bedroom

4.93m x 4.66m (16' 2" x 15' 3") Generously sized double bedroom with carpet and neutral décor, this room provides dual aspect views of the grounds, the bedroom has the benefit of having an en-suite with shower, WC and wash basin.

### Bedroom

2.70m x 3.25m (8' 10" x 10' 8") A good size single bedroom or small double with en-suite to include shower, WC and wash basin. There is also a built in storage cupboard.

### Parking

Ample off road parking to the front and side of the property.

### Outside

Gated entrance leading into a large sweeping driveway with established centre tree, large lawn area, a fenced section with a large fishpond and beautifully established willow tree.

The extensive grounds and outbuildings offer plenty of opportunities for use and development.

Outbuildings include a stable/kennel, there is a previously used small swimming pool/hydro pool that can be used for dog therapy should this be desired.

Outside shed with boiler room and outside shed with oil tank.

## Important information

Tenure – Freehold.

Services – We understand that oil is connected to the home, electricity and water. Shared septic tank.

Double Glazed windows throughout with locks.

Council tax band - D

EPC rating - D

## 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.

