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The Paddocks, Old London Road,
Copdock, Ipswich IP8 3JF



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Ipswich
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Offered with no onward chain is this individual four double bedroom detached property with a separate one-bedroom self-contained annexe.

The Paddocks is situated in a popular village to the south-west side of the town and offers approximately 3,000 sq.ft of accommodation including a spacious sitting room, family room, kitchen/diner and two en-suites. There is parking and a double garage all set on a plot approaching 0.47 of an acre.

- Non-estate location
- 4 double bedrooms
- 2 en-suites and family bathroom
- Sitting room and family room
- Kitchen/dining room and utility room
- Double garage and parking
- Separate one-bedroom annexe
- Convenient to A12/A14 trunk roads



The reception hall has stairs to the first floor. The sitting room has a triple aspect outlook with wooden floor and inset wood burner. Adjacent to this is the family room which has French doors opening on to the rear garden and a wooden floor.



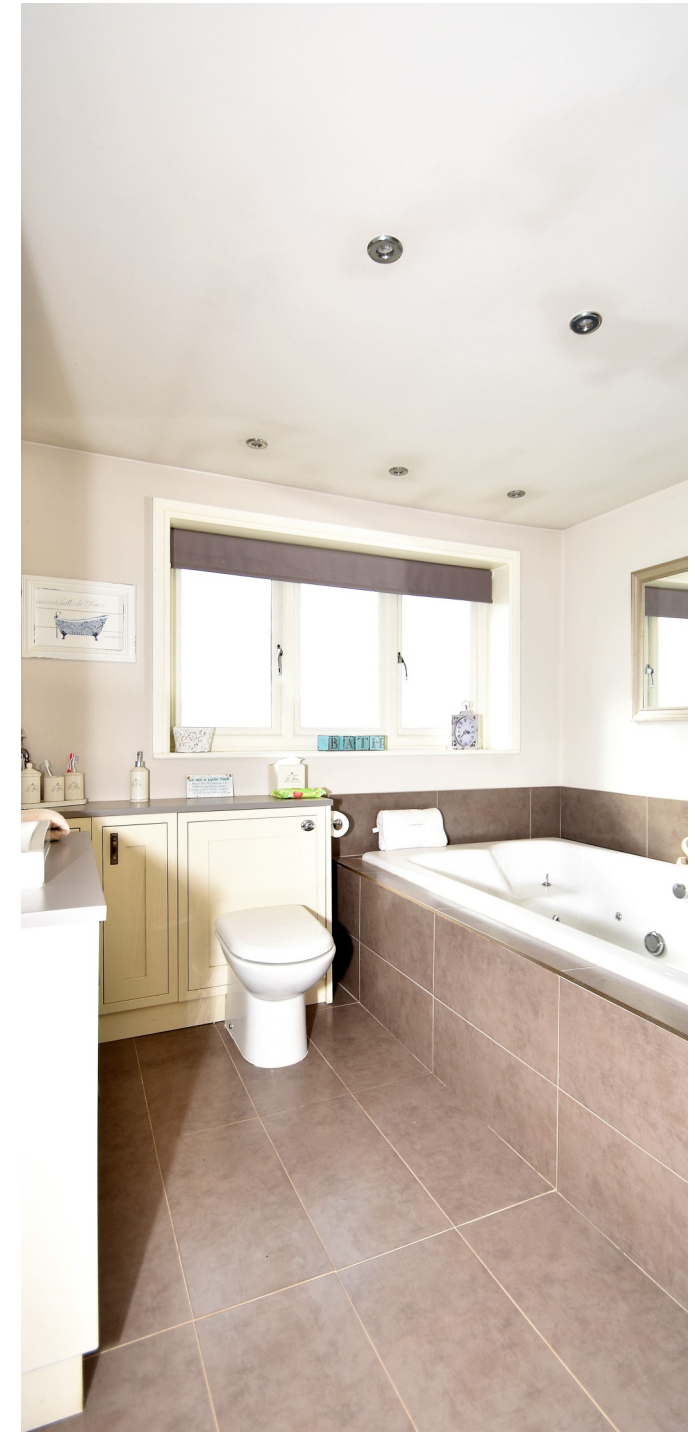
The sizeable kitchen/diner is located to the front and is well equipped with an extensive range of base units, wall cupboards, work tops and drawers. There is also a utility room which offers further storage and a cloakroom which has a WC and basin.

To the first floor there is a galleried landing which provides access to all four double bedrooms and the family bathroom. The main bedroom has two windows which overlook the rear garden and an en-suite with a shower, WC, basin and built-in storage. Bedroom two also has an en-suite and all four double bedrooms have built-in wardrobes. The family bathroom has a sunken jacuzzi bath, shower, basin, WC and built-in storage.



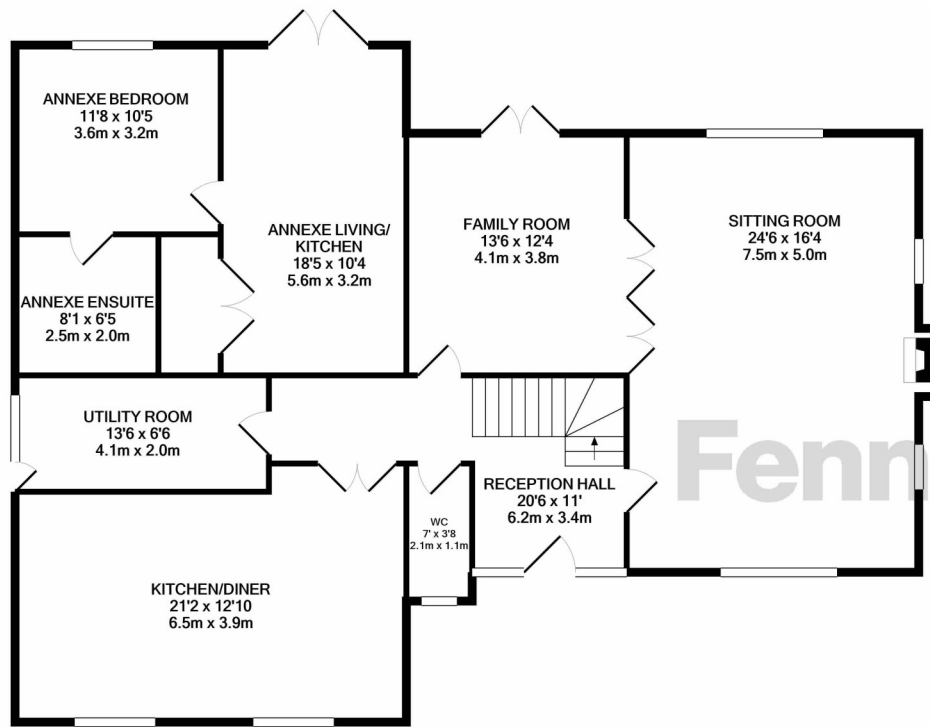
Also to the ground floor, accessed to the rear of the property, is a separate self-contained annexe which consists of a living/kitchen area with the kitchen area having a range of built-in units, work tops and drawers. There is a separate bedroom and adjacent to this is the en-suite comprising a shower, basin and WC.

The annexe is currently not accessible via the main property, historically there was access in place and any potential purchaser could re-instate this if they wished.

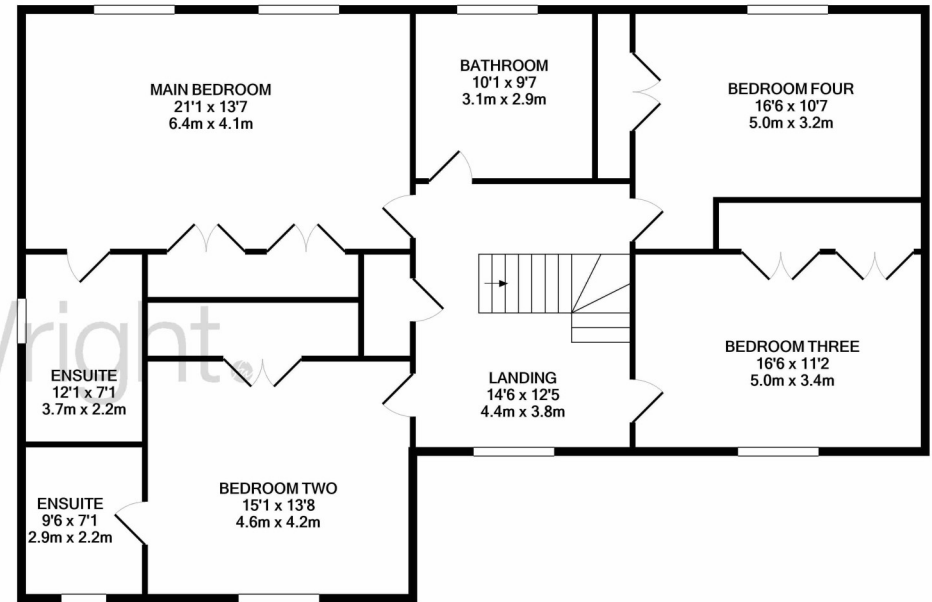








GROUND FLOOR



1ST FLOOR

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Consumer Protection Regulations 2008

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Outside

The property is set behind its own private electronic wooden gates and is enclosed by a high hedge border. To the front of the property is a sweeping driveway providing parking for a number of vehicles. This leads to the double garage which has two up and over doors, personal door to the rear along with light and power connected. The formal gardens are predominantly laid to lawn with a patio area, decking area, and a summerhouse which has light and power connected.

Location

The property is set in a non-estate position in the popular village of Copdock which offers excellent access to the A12/A14 trunk roads. The village itself has a highly regarded primary school, church and local cricket club. The neighbouring village of Washbrook has a community owned public house.

Agents note

Prospective purchasers should be aware before making a transactional decision that there is a current property related dispute between the owners of The Paddocks and the occupiers of The Annexe. Please contact Fenn Wright for further details before arranging any viewing appointment. Legal advice should be sought regarding any implications before proceeding to purchase.

Directions

Leaving the A12 or A14 at the Copdock interchange take the exit signposted for Ipswich and at the roundabout with Tesco on the left proceed straight over. At the traffic lights with Suffolk One on the right and the Holiday Inn on the left take the A1071 towards Hintlesham and Hadleigh. Passing under the A14, at the next roundabout take the first left on to Swan Lane signposted for Washbrook and Copdock. Follow the hill down and around and at the junction with London Road, take the right hand turn passing the village hall and the cricket club on the left. The property can be found on the left hand side just after the Best Western Hotel.

Important Information

Council Tax Band - F

Services - We understand that mains water, gas and electricity are connected to the property. There is a septic tank

Tenure - Freehold

EPC rating - tbc

Our ref - SDG





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