



Grier & Partners



DAISY COTTAGE, OLD LONDON ROAD,  
COPDOCK, IPSWICH, SUFFOLK, IP8 3JF  
ASKING PRICE OF £365,000





## INTRODUCTION

this new build family home has just been completed by Ponder Construction to a high standard throughout. Presented complete with floorings and fully fitted appliances including a walk through wardrobe in the principal bedroom. Overall this three bedroom family home is an excellent example of modern construction featuring traditional charm and character throughout.



### INFORMATION

of traditional construction with brick elevations under a tiled roof, windows and doors are modern broad cavity UPVC units. Internal solid oak doors with high quality furniture. The property benefits from plentiful sockets throughout including TV points. Heating is via gas fired conventional boilers to radiators throughout with thermostatic control on the ground and first floor. Positive pressure air circulation system installed. Provision for electric car charges to be installed. 10 year NHBC warranty.



### COPDOCK

Located in the heart of the Suffolk countryside and well-connected to the region's major hubs by road, Copdock, Washbrook and the surrounding area is highly sought-after for families, downsizers and commuters alike. Its proximity to the Dedham Vale Area of Outstanding Natural Beauty, as well as the charming parks, walks, and retail opportunities of nearby Ipswich make it a very attractive place to live. With the A12 and A14 on your doorstep, you'll be just moments away from everything you need for both daily life and special occasions. Ipswich's centre hosts numerous supermarkets, eateries and everyday amenities, while the upmarket Marina is perfect for an afternoon or evening out – with a large array of specialist restaurants, modern eateries and stylish bars all ready to be enjoyed.



### SERVICES

mains water, gas, electric, drainage and fibre broadband are connected to the property. Local Babergh District Council Contact 0300 34567 – EPC Rating -

**ACCOMMODATION OVER TWO FLOORS,**  
on the first floor:



### BEDROOM ONE

11'01 x 10'01 window to the rear (North west), walk through fully fitted wardrobe into the spacious bedroom, door to the:

### EN-SUITE SHOWER ROOM

6'05 x 4'09 opaque window to the rear (North West), fully tiled floor and walls to the walk in shower cubicle, w/c and wash basin inset to cupboard unit, heated towel rail recessed ceiling lights and extractor fan.



### **BEDROOM TWO**

10'05 x 9'07 window to the front (South East) fills the room with light.

### **BEDROOM THREE**

10'05 x 7'11 window to the front (South East) over stairs cupboard storage.

### **FAMILY BATHROOM**

6'05 x 5'06 tiled floor and walls over the inset bath with shower and screen over, wash basin inset to cupboard unit, w/c and heated towel rail, recessed ceiling lights and extractor fan.



### **LANDING**

loft access, large airing cupboard to the side with built in shelving and mains pressure hot water cylinder, half turn stairs descend to the ground floor:

### **ENTRANCE HALL**

secure door from the front pathway and storm porch, the hallway has under stairs storage and a cloakroom to the side, glazed door to the kitchen and doorway into the:



### **SITTING ROOM**

15'02 x 10'10 window to the front in this spacious sitting room.

### **KITCHEN /DINING ROOM**

18'00 x 9'09 full width aluminium bi-folding doors to the rear garden bring light and a sense of space to this flexible room. To the side and rear the contemporary coloured kitchen wall and base units provide extensive storage and space for the integrated Bosch electric and microwave ovens, fridge, freezer, dishwasher and washer dryer. Extensive quartz work surface to two sides with sink unit and four ring hob, karndeau wood effect flooring continues from the hallway.





### **OUTSIDE**

the garden takes in a Westerly aspect and is laid to lawn with an extensive area of terrace adjacent the rear of the property with well defined close board fence boundaries and gateway to the parking area to the rear of the integral single garage. Outside lights and external double power point in the garden.

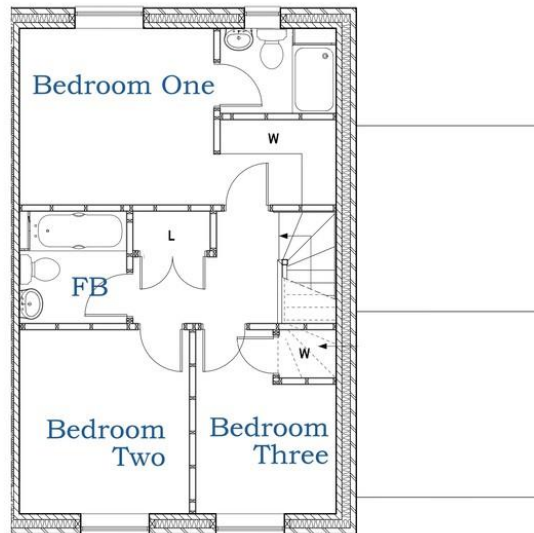
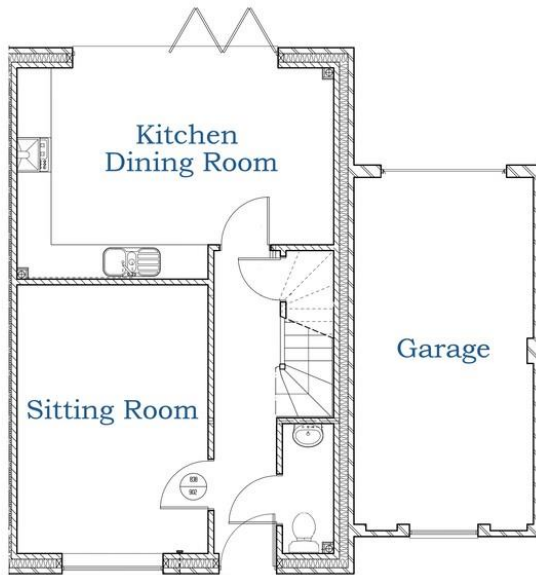
To the front the garden is laid to lawn with extensive flower bed planting adjacent the front of the property, low picket fencing marking the boundary and a planted hazel hedge marking the boundary to the front. Bin store area is also found to the side of the property.



### **SINGLE GARAGE**

19'11 x 10'04 window to the front, wall mounted Vaillant boiler.





Daisy Cottage

Score	Energy rating	Current	Potential
92+	<b>A</b>		95   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		