



Grier & Partners
THE PROPERTY EXPERTS



Old London Road
Copdock, Ipswich, IP8 3JF

- Two Bedroom New Build Property
- Bi-fold doors into the Garden
- Off-road Parking
- Fitted Kitchen with BOSCH Appliances

Asking Price Of £285,000

EPC Rating '83'





Property Description

INTRODUCTION

Magnolia Cottage offers two generously sized double bedrooms and a high specification throughout alongside open plan flexible living accommodation on the ground floor. Ample block paved parking to the rear and side and a turfed rear garden taking in afternoon sunshine. Available immediately, we highly recommend booking an accompanied viewing.

INFORMATION

of traditional construction with brick elevations under a tiled roof, windows and doors are modern 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 boiler 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 15'03 x 10'04 (reducing to 8'01) Window to the rear (N), radiator and thermostat

BEDROOM TWO 13'07 x 8'00 window to the front (S), radiator

FAMILY BATHROOM 5'07 x 6'09 window to the front (S), heated towel rail, bath with overhead shower, WC, hand wash basin



LANDING 9'11 x 6'09 (reducing to 3'03) window to the side (W), loft access, radiator, storage cupboard, stairs to the Ground floor:

HALLWAY 9'03 x 3'04 entrance via front door (S) thermostat, karndeane wood effect flooring throughout ground floor, door into the kitchen and the:

CLOAKROOM 5'05 x 2'09 window to the side (W), radiator, WC, hand wash basin

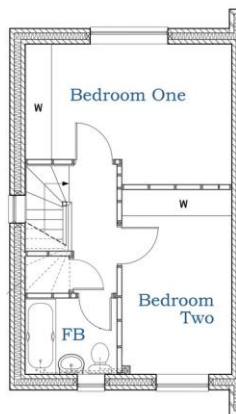
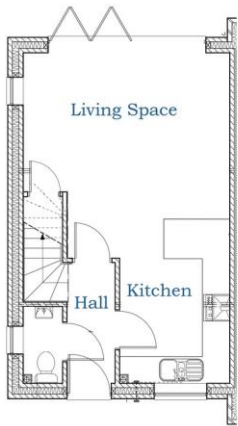
LIVING SPACE 25'00 x 15'02 (reducing to 8'00) Window to the front (S) and bi-folding doors to the rear garden. The kitchen features a range of modern contemporary style wall and base units to two sides with quartz worktops, induction hob and undermounted sink. Integrated Bosch oven, microwave, washing machine, dishwasher, fridge/ freezer and extensive storage. Under stairs store cupboard, tv/satellite point and bi-folding doors opening out into the garden:



OUTSIDE the rear gardens takes in a North Westerly aspect, partly laid to lawn with patio and path leading to rear access, outside power points and lighting. Block paved parking space at the rear for numerous vehicles. The Front garden is laid to lawn with a well-stocked flowerbed under the front wall, picket fence boundaries to the side and hazel hedge to the front. Block-paved pathway to the front door and weather porch. Bin store area is also found to the side of the property.



Grier & Partners - 2023



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements