



Moss Cottage | High Street | Coddham | IP6 9PN

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# Moss Cottage, High Street, Coddendam, Suffolk, IP6 9PN

*“A charming & characterful two bedroom detached cottage located in the heart of this desirable Suffolk village.”*

## Description

A charming and characterful yet unlisted two bedroom detached cottage of period origin nestled within the heart of the highly desirable village of Coddendam.

Notable features include proportionate and well-maintained living accommodation arranged over two floors and pretty courtyard gardens.

## About the Area

Coddendam is approximately seven miles north of Ipswich and is a typical English village with church, village shop, recreation ground and leisure centre. It won village of the year in 2002 for its community spirit and there are some fantastic country walks within the village.

There is easy access to the A140 to Norwich and A14 to Bury St Edmunds and Cambridge to the west and to Ipswich, Colchester and London via the A12 to the south and east. You are just 15 minutes from the centre of Ipswich by road, which has a main line station to London Liverpool Street journey time of about 60 minutes.

There is a range of independent schools nearby and is in the catchments for Stonham Aspal Primary School and Debenham High School and further amenities can be found in the nearby towns of Needham Market, Stowmarket, Debenham and Ipswich.

## The accommodation in more detail comprises:

Front door to:

### Sitting/Dining Room Approx 20'4 x 10'7 (6.20m x 3.23m)

A generous and welcoming, light and airy space with hardwood flooring, two windows to front aspect, feature inset with fireplace incorporating wood burning stove on a brick hearth with exposed red brick surround and steps up to:

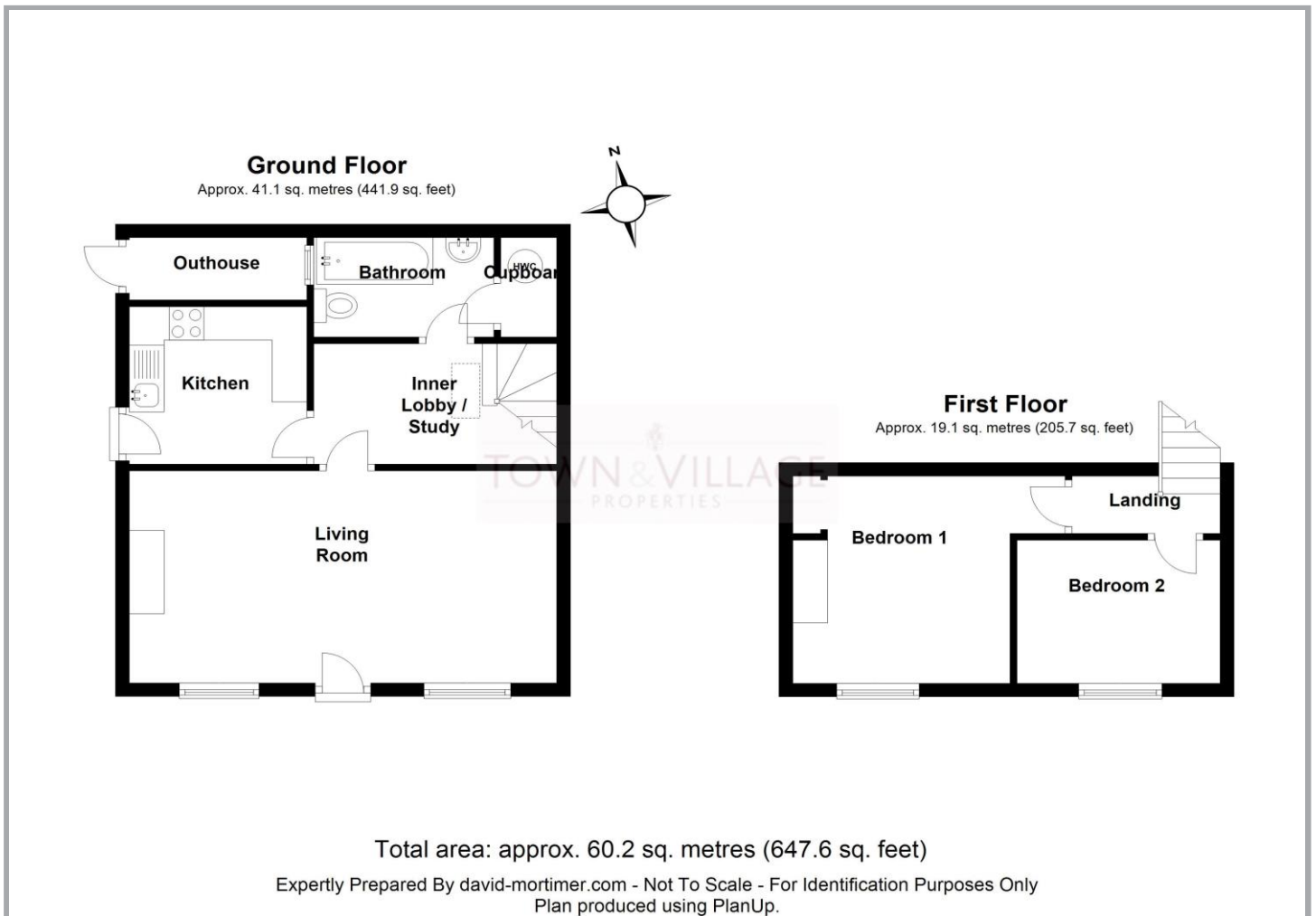
### Rear Hallway Approx 9'2 x 5'11 (2.79m x 1.80m)

Skylight, stairs rising to the first floor, door to under stair cupboard, cloak hanging space, hardwood flooring and doors to:

### Kitchen Approx 7'9 x 7'7 (2.36m x 2.31m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel, sink, drainer and chrome mixer tap. Integrated appliances include oven with four ring electric hob with extractor over, space for





fridge, tiled splashbacks, tiled flooring, window to side aspect, spotlights and stable door to side.

### Family Bathroom

White suite comprising w.c, hand wash basin with storage under, additional storage cupboard, panelled bath with shower attachment, heated towel rail, tiled walls, door to airing cupboard with shelving, extractor and frosted window to side aspect.

### First Floor Landing

Access to loft and doors to:

### Master Bedroom Approx 10'4 x 10'4 including wardrobe space (3.15m x 3.15m including wardrobe space)

Double room with window to front aspect and built-in wardrobe.

### Bedroom Two Approx 9'8 x 7' (2.95m x 2.13m)

Window to front aspect.

### Outside

Moss Cottage is set slightly back from the road and is accessed through a pedestrian gate with steps leading up to the front porch. Also, as part of the frontage is a courtyard area, which is partly paved and partly laid to established flower and shrub borders as well as incorporating a bin store. The passageway to the side provides access to the side door. Towards the rear of the

property is a brick-built lean-to store with tiled flooring, housing for the boiler and incorporating space for white goods.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – C

### Services

Mains water, drainage and electricity. Oil-fired heating.

### Agents Notes

- We understand the property is located within a conservation area.
- We understand from our client that the property enjoys a right of way over the neighbouring Providence Cottage for the access and refuelling of the oil tank, which, is for Moss Cottage however stands on Providence Cottage's land.
- We understand from our client that Providence Cottage enjoys a right of way over a small area of Moss Cottage's land to gain access to their side gate. Further details of which can be found by contacting the agent.

**Disclaimer**

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**Energy Performance Certificate**



Moss Cottage, High Street, Coddanham, IPSWICH, IP6 9PN

Dwelling type: Semi-detached house Reference number: 0448-8912-6252-6704-2924  
 Date of assessment: 04 December 2014 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 04 December 2014 Total floor area: 59 m<sup>2</sup>

**Use this document to:**

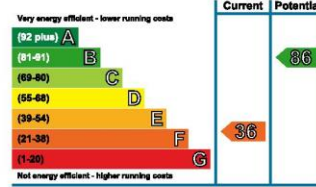
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,344
Over 3 years you could save	£ 2,319

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 129 over 3 years	
Heating	£ 3,498 over 3 years	£ 1,593 over 3 years	
Hot Water	£ 591 over 3 years	£ 303 over 3 years	
<b>Totals</b>	<b>£ 4,344</b>	<b>£ 2,025</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,371
2 Floor Insulation	£800 - £1,200	£ 261
3 Low energy lighting for all fixed outlets	£60	£ 105

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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