



DAVID
BURR

The Paddocks
Copdock, Suffolk

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

Set behind electric intercom gates, The Paddocks is a substantial detached family residence extending to approximately 3,500 sq ft of well-balanced accommodation, arranged over two floors and offering five generously proportioned bedrooms. The property is approached via an attractive private driveway providing off-street parking for up to six vehicles, creating an impressive and private setting from the outset.

The welcoming entrance hall leads through to a triple-aspect sitting room, featuring a central fireplace with wood-burning stove and double doors opening to the dining room, as well as further doors providing direct access to the rear garden, creating an ideal layout for both family living and entertaining. The property also benefits from an open-plan fitted kitchen with wood-effect work surfaces, tiled flooring and casement windows overlooking the front elevation, complemented by a practical adjoining utility room with additional external access. Of particular note is the self-contained ground floor annexe, which incorporates a sitting room, double bedroom and en-suite shower room, providing excellent versatility for multi-generational living, guest accommodation or independent space for older children.

To the first floor, the property offers five well-proportioned double bedrooms, two of which are served by en-suite shower rooms, together with a well-appointed family bathroom featuring a double-width bath and separate shower enclosure. Externally, the property is further enhanced by a double garage with light and power connected, extensive private parking and mature gardens enveloping the property, incorporating a charming summer house and enjoying a high degree of privacy with attractive views across the surrounding countryside.

- Substantial detached family residence extending to approximately 3,500 sq ft
- Five generous double bedrooms, two with en-suite facilities
- Self-contained ground floor annexe ideal for multi-generational living
- Triple-aspect sitting room with feature wood-burning stove
- Open-plan fitted kitchen with adjoining utility room
- Electric intercom gated entrance providing privacy and security
- Private driveway parking for up to six vehicles
- Double garage with light and power connected
- Mature wrap-around gardens with summer house
- Pleasant countryside views and a highly private setting
- Sought-after village location approximately 4 miles from Ipswich
- Excellent access to the A12, A14 and rail services to London Liverpool Street



Copdock is a highly regarded Suffolk village situated approximately four miles south-west of Ipswich, offering an attractive semi-rural environment while remaining exceptionally well connected. The village lies within the parish of Copdock and Washbrook and is surrounded by open countryside, providing a peaceful setting that appeals particularly to families and those seeking a balance between rural living and accessibility.

The village benefits from convenient access to the A12 and A14 road networks, allowing straightforward travel towards London, Colchester, Cambridge and the wider East Anglian region, while Ipswich railway station provides direct services to London Liverpool Street in around 70 minutes, making the area particularly attractive for commuters. Locally, residents enjoy access to a number of well-regarded amenities including Copdock Primary School, village recreational facilities and the popular Suffolk Food Hall, together with a range of shopping, leisure and cultural amenities available in nearby Ipswich.



TENURE: Freehold

SERVICES: Mains water, private drainage and electricity are connected. gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D

WHAT3WORDS: beaks. clean.tells

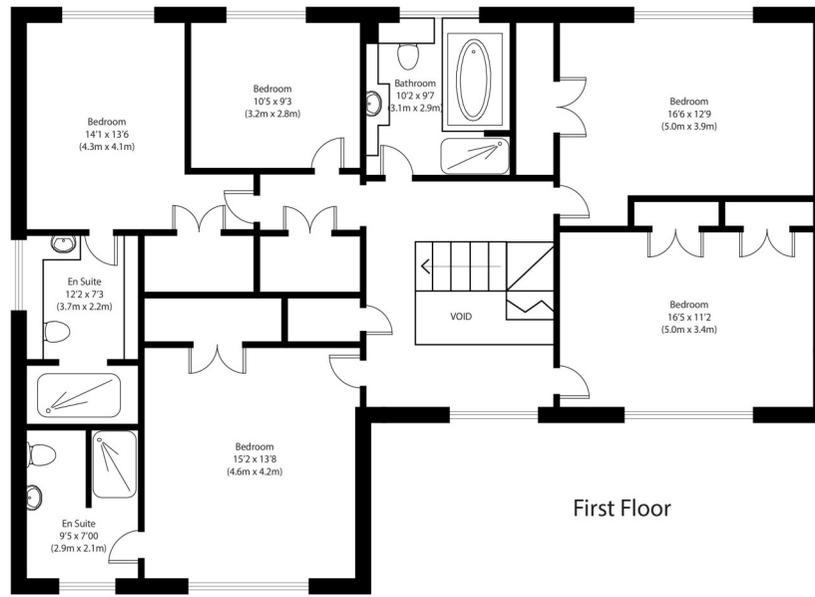
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



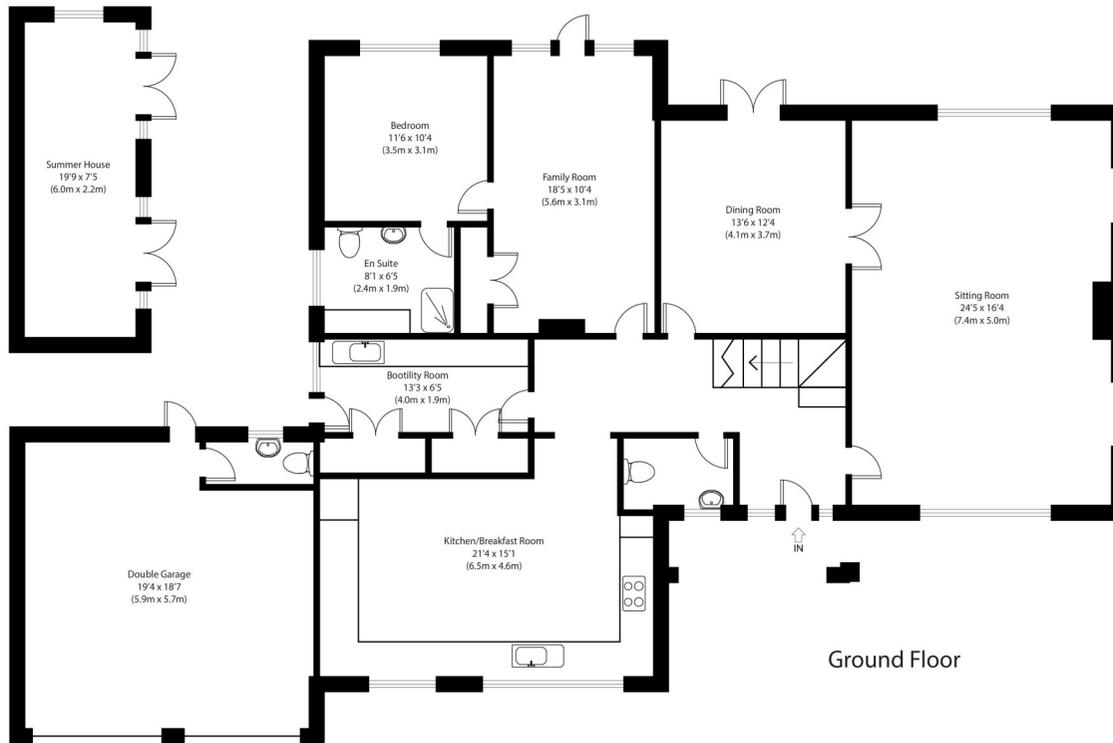


First Floor



Approximate Gross Internal Area
 Main House 3455 sq ft (321 sq m)
 Outbuilding 150 sq ft (14 sq m)
 Total 3605 sq ft (335 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor



