



Palmer & Partners



Monks Cottage, School Road,  
Coddham, Suffolk, IP6 9PR  
Guide Price £230,000 to £240,000

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- No Onward Chain
- Beautiful Semi-Detached Cottage
- Dates Back to 1864
- Two Bedrooms
- Living Room with Wood Burner
- Bespoke Kitchen
- Modern Ground Floor Shower Room
- Off-Road Parking to Side
- Courtyard-Style Rear Garden
- Double-Glazing & Electric Heating



This beautiful two-bedroom semi-detached cottage, dating back to 1864, is in the heart of the picturesque village of Coddendam, close to all local amenities and offering good access out to the A140 and A14 commuter trunk roads. The cottage is being sold with no onward chain and comes with a courtyard-style rear garden, driveway providing off-road parking to the side, double-glazing, and electric heating. As agents, we recommend the

earliest possible internal viewing to fully appreciate the quality of accommodation on offer. The front door opens straight into the living room which features a wood burning stove and there is a bespoke kitchen, modern ground floor shower room, and two first floor bedrooms.

Coddendam is a picturesque Suffolk village offering a wonderful blend of rural charm and modern convenience.

Surrounded by beautiful countryside yet within easy reach of Ipswich and Stowmarket, the village boasts a strong community spirit with the Coddendam Primary School, village shop, traditional pub, and an abundance of scenic walks, making it an ideal location for families, professionals, and those looking to enjoy village life. Coddendam provides easy access to the A140 and A14 commuter trunk roads, is

centred around a large village green, and is home to many attractive timber-framed cottages and listed buildings, giving it plenty of character.

**Living Room:** 12'8" x 9'9" (3.86m x 2.97m) Double-glazed sash window to the front aspect, an electric radiator, wood burning stove which also accommodates coal, door providing access to the staircase with understairs cupboard, and a door leading to:



**Kitchen:** 9'5" x 9'5" (2.87m x 2.87m) The bespoke kitchen is fitted with a range of modern eye and base cupboards and drawers complemented by under unit lighting, solid oak work surfaces with matching upstands, and a circular sink and drainer. The washing machine is integrated and there is space for a fridge freezer and range-style cooker. The kitchen also features an electric heater, brick flooring, ceiling inset spotlights, double-glazed window to the side

aspect, double-glazed stable door opening out to the rear courtyard garden, and a door leading to:

**Shower Room:** 8'1" x 5'7" (2.46m x 1.7m) A modern three-piece suite comprising a corner shower enclosure with dual showerhead, low-level WC and circular sink on a vanity unit with storage beneath. The shower room has brick flooring where the sink is housed with the shower enclosure and WC positioned on a raised laminate area, there is a heated towel

rail, ceiling inset spotlight, and two double-glazed windows to the side aspect.

**First Floor Landing:** Double-glazed window to the side aspect and doors providing access to the bedrooms.

**Bedroom One:** 12'8" x 10' (3.86m x 3.05m) Double-glazed sash window to the front aspect, an electric heater, and a built-in over stairs cupboard.

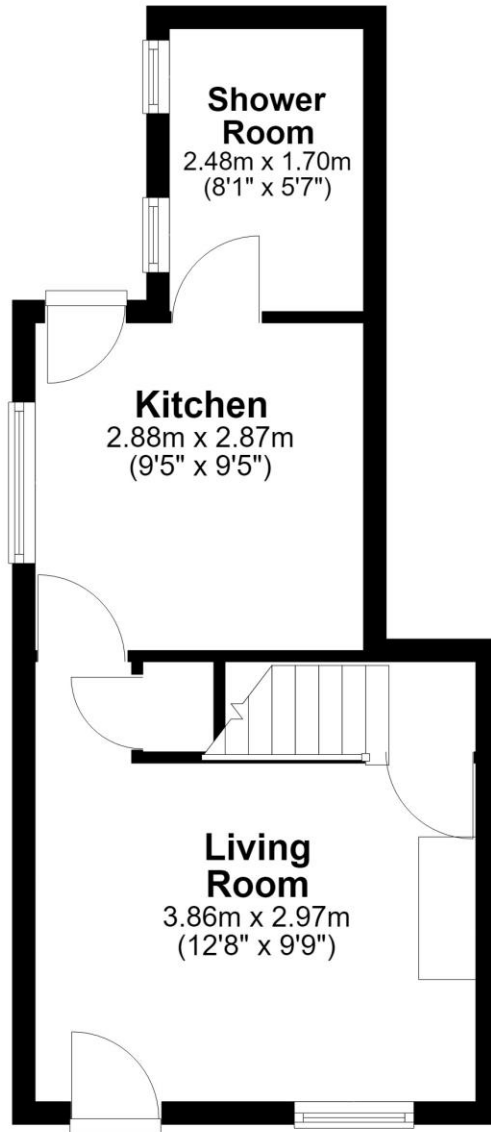
**Bedroom Two:** 10' x 8'11" (3.05m x 2.72m) Double-glazed windows to the rear and side aspects, an

electric heater, and a cupboard housing the hot water tank.

**Outside:** The courtyard-style rear garden features original brickwork, has a storage space behind, outside lighting, and gated access leading to the driveway at the side which provides off-road parking.

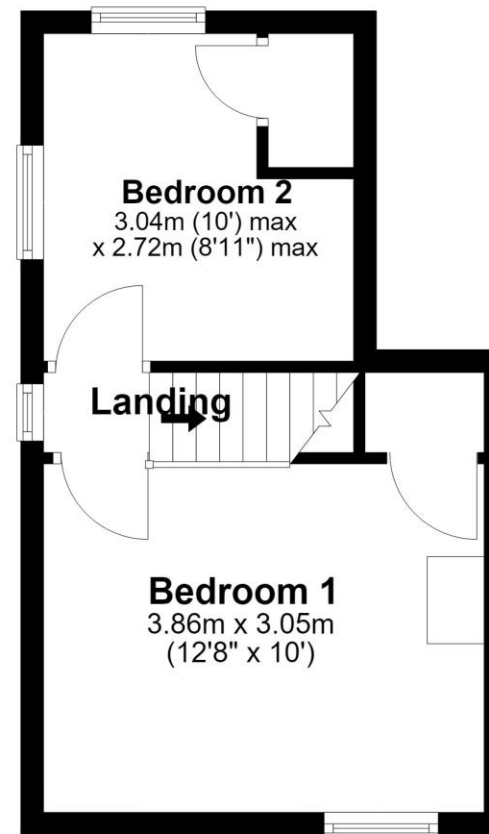
## Ground Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



## First Floor

Approx. 22.9 sq. metres (246.8 sq. feet)



Total area: approx. 50.7 sq. metres (545.9 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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### Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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