



Palmer & Partners



Pearsons Way, Copdock, Suffolk, IP8  
3LG  
Guide Price £270,000 to £280,000

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- Village Location
- Semi-Detached Property
- Three Bedrooms
- Modern Fitted Kitchen
- Double-Glazing & Gas Central Heating
- Off-Road Parking
- Enclosed Rear Garden



Situated in the heart of the village of Copdock sits this very nicely presented three-bedroom semi-detached family home. The property is tucked away at the end of a cul de sac and is offered to market with a good-sized lounge, modern fitted kitchen/dining room which has been updated by the current vendor, large conservatory to the rear whilst to the first floor there are three bedrooms and a family bathroom. The property

benefits from double-glazing, gas central heating, off-road parking and a private rear garden.

Copdock is a sought-after village to the South West of Ipswich which enjoys the best of both worlds, a quiet village location whilst within short driving distance to the county town of Ipswich which is rich with many amenities. The village has a primary school, parish church, village hall,

public house, playing fields, and offers easy access to the A12 and A14 commuter trunk roads. There are excellent senior schools in nearby East Bergholt and Ipswich, train stations in Manningtree and Ipswich, a regular bus service connecting Copdock to Ipswich and Colchester, and local shopping facilities in neighbouring Capel St. Mary.

**Outside – Front:** There is off-road parking to the front of the property, mature hedging, laid to stone area and a storm porch.

**Front Door:** Into:

**Entrance Hall:** Radiator and stairs up to the first floor.

**Lounge:** 13'7" x 11'10" (4.14m x 3.6m) Double-glazed window to the front aspect, upright radiator and understairs storage.

**Kitchen/Dining Room:** 14'11" x 9'4" (4.55m x 2.84m) Double-glazed window to the rear



aspect and patio doors leading out to the conservatory, radiator, ceiling inset spotlights, tiled floor, fitted with a matching range of modern eye and base level units with worktops, inset sink and drainer, built-in oven, integrated hob with extractor over, built-in microwave, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer and integrated dishwasher.

**Conservatory:** 13'5" x 7'4" (4.1m x 2.24m) Doors opening out to the rear garden.

**Landing:** Loft access and airing cupboard.

**Master Bedroom:** 10'8" x 9'2" (3.25m x 2.8m) Double-glazed window to the front aspect, built-in wardrobes and radiator.

**Bedroom Two:** 9'9" x 9'1" (2.97m x 2.77m) Double-glazed window to the rear aspect, built in wardrobes and radiator.

**Bedroom Three:** 6'7" x 5'10" (2m x 1.78m) Double-glazed window to the front aspect and radiator.

**Bathroom:** Frosted double-glazed window to the rear aspect, tiled walls, three-piece

suite comprising panel enclosed bath with shower over and shower screen, vanity hand wash basin with storage and WC.

**Outside - Rear:** Enclosed by panel fencing the rear garden is private and unoverlooked, there is a patio area with steps up to a decked and laid to stone area. Shed and side access back down to the front.

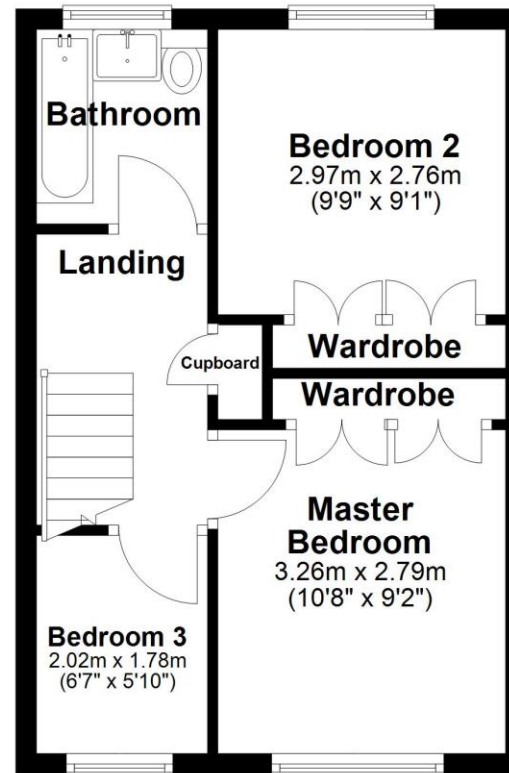
## Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)  
(excluding Cupboard)



Total area: approx. 71.2 sq. metres (766.8 sq. feet)

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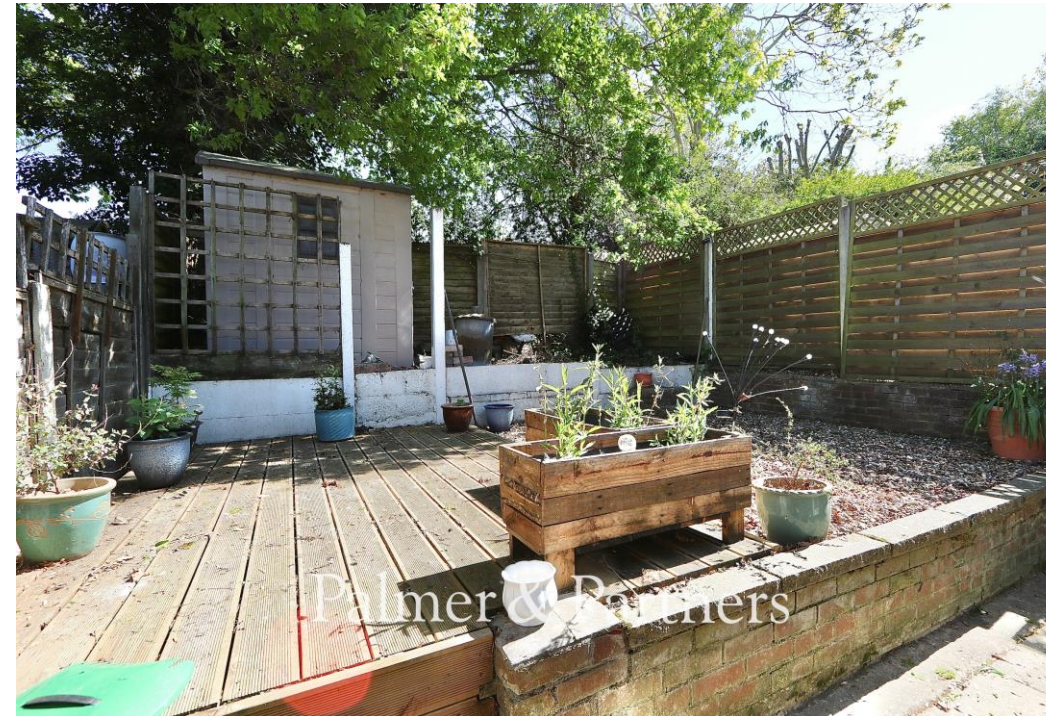


### Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: B



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