



Constable Cottage, 2 The Green, Grundisburgh IP13 6TA

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ESTABLISHED 1966



## Constable Cottage 2 The Green Grundisburgh Woodbridge IP13 6TA

- Woodbridge 3.6 miles
- Martlesham Heath 6.4 miles
- Ipswich 6.5 miles

PORCH | SITTING ROOM | STUDY | DINING HALL | KITCHEN | UTILITY ROOM | CLOAKROOM | 3 BEDROOMS  
SHOWER ROOM | FRONT AND REAR GARDENS

Constable Cottage is a traditional semi-detached village house, built of gault brick elevations under a slate roof, set behind a handsome façade with a central porch. It was formerly the village police house, hence its name.

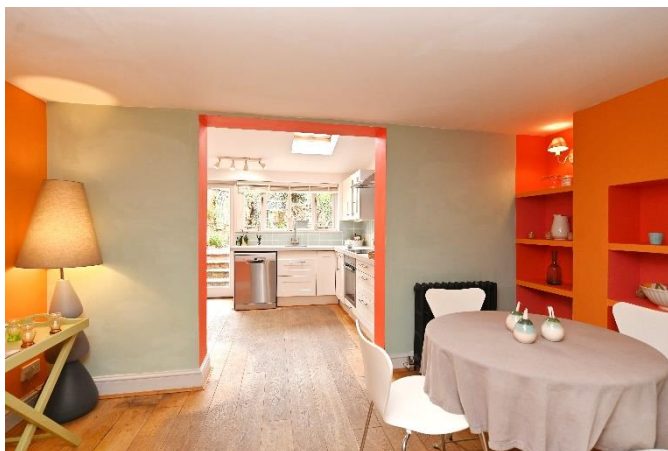
The accommodation is well-presented throughout with light and airy rooms which flow well and offer a good degree of adaptability in their use. The sitting room and study, at the front, enjoy an open aspect looking out across the village green to the War Memorial and Church behind. The principal downstairs rooms all have oak plank flooring and the sitting room features a brick fireplace housing a wood burner.

At the back is the bright and airy, south-facing, kitchen/breakfast room, lit by skylights with large windows overlooking and opening to the rear garden. The kitchen is fitted with a good range of painted units with composite quartz worktop, induction hob, electric oven and space for a dishwasher. There is a spacious dining hall and a utility room leading to the cloakroom

On the first-floor are three comfortable bedrooms together with a family shower room with walk in shower, vanity unit and WC. There is a good-sized boarded loft area for storage.

**A beautifully presented period cottage overlooking the green in this picturesque and sought-after village.**

**Guide: £465,000 FREEHOLD**



## Outside

In front of the house is a good-sized front garden down to lawn with a central pathway lined with flowers and spring bulbs and shrubs borders. The garden sets the property well back from the village street and provides a lovely spot to sit and watch the world go by.

To the rear, enjoying a southerly aspect, is a walled rear garden with steps up to a stone paved terrace leading to a lawned area, and at the far end, is a garden shed, screened by beech hedging. There are numerous shrubs and trees including magnolia, holly and cherry. There is a pedestrian access to the rear garden at the side of the property and bin storage.

## General information

- Mains electricity, water and drainage are connected
- Gas-fired central heating to radiators
- Council Tax – East Suffolk – Band D
- Ofcom state – Superfast broadband is available
- Ofcom state – most mobile providers likely
- EPC – D rating
- What3words: posts.spring.passes

## Location

Grundisburgh is a quintessentially English village, centred around a pretty village green and the beautiful medieval Church of St. Mary the Virgin. It has an excellent range of amenities including a Post Office/village store, delicatessen, café, The Dog Inn public house, primary school, Doctors' surgery, village hall and playing field. Woodbridge is nearby and has a great range of amenities including shops, restaurants, a cinema, leisure centre and sailing on the Deben Estuary. It also has a branch line railway station with service to London Liverpool Street via Ipswich Station, which is also within easy reach for direct service.

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



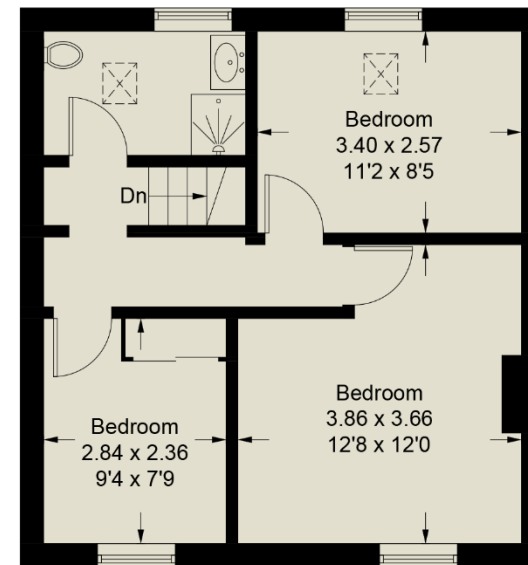
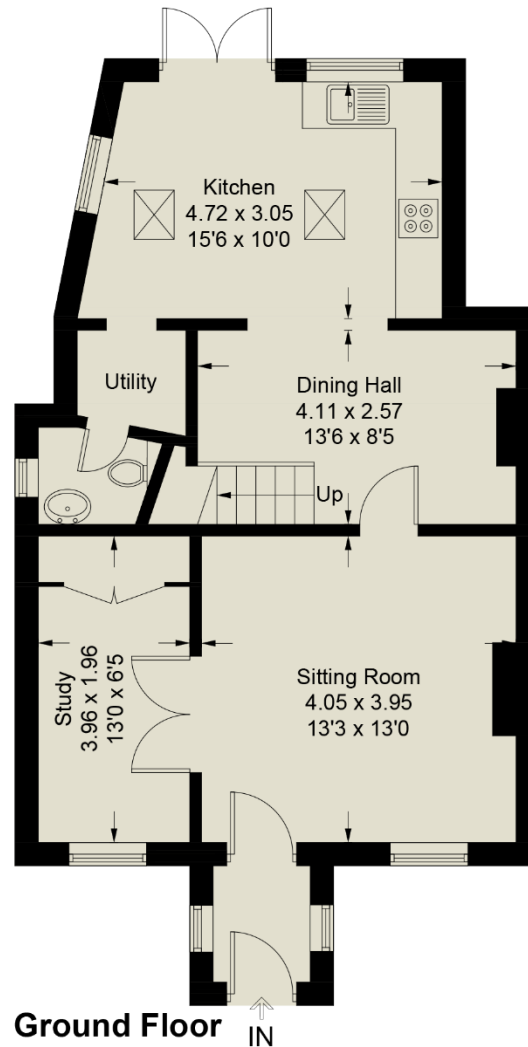


# Constable Cottage, Grundisburgh

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>		
55-68	<b>D</b>	64 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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Produced for Bedfords

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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