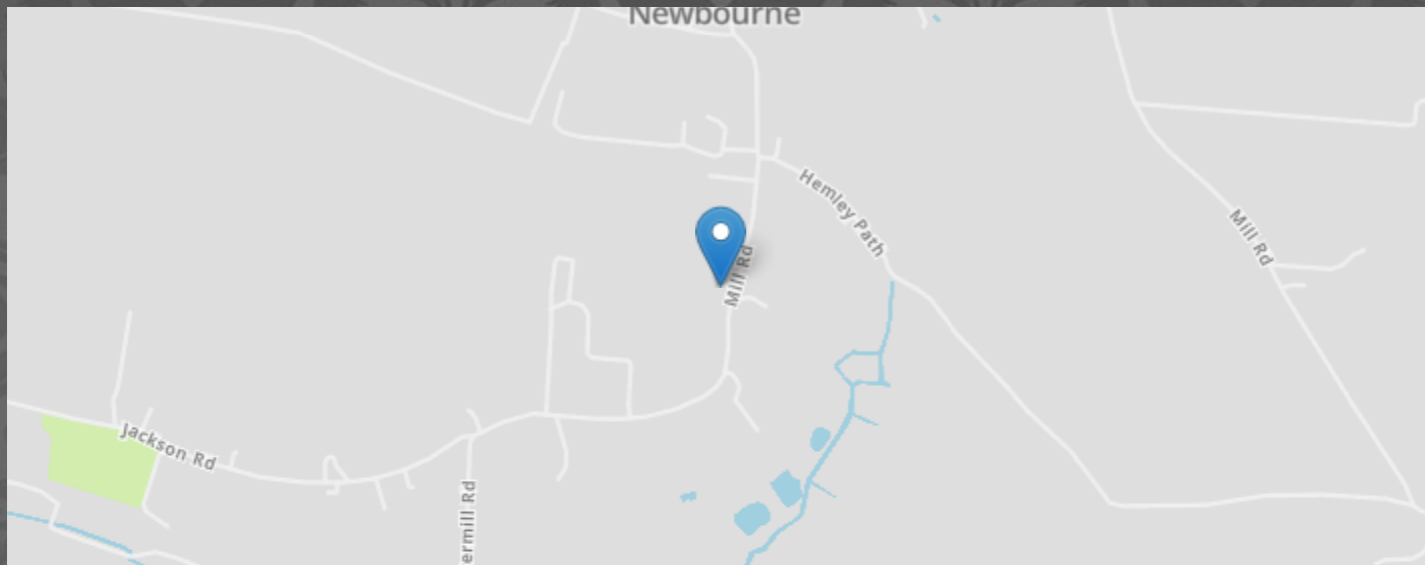


## Mill Road, Newbourne, Woodbridge



# MARKS & MANN



- STUNNING FIELD VIEWS
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- CLOSE TO WOODBRIDGE, THE RIVER DEBEN AND RIVER ORWELL
- KITCHEN AND PANTRY
- GENEROUS FRONT AND REAR GARDEN
- POPULAR NEWBOURNE VILLAGE
- LARGE DOUBLE GARAGE/WORKSHOP WITH POWER AND LIGHT CONNECTED
- SITTING ROOM AND DINING ROOM
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES

## Mill Road, Newbourne, Woodbridge

Located in beautiful NEWBOURNE VILLAGE with STUNNING FIELD VIEWS, close to the MARKET TOWN of WOODBRIDGE, the RIVER DEBEN and the RIVER ORWELL, is this fantastic THREE BEDROOM SEMI-DETACHED FAMILY HOME with LARGE DOUBLE GARAGE/WORKSHOP and GENEROUS GARDEN/GROUNDS. Accommodation comprises entrance hall, sitting room, separate dining room, kitchen and pantry, downstairs cloakroom and three bedrooms and a family bathroom upstairs. A viewing is strongly advised to appreciate this stunning family home.

# MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£415,000**

# Mill Road, Newbourne, Woodbridge

# Mill Road, Newbourne, Woodbridge

## Entrance hall

Stairs to first floor, under stairs storage cupboard, opening through to the sitting room and dining room and a door through to the kitchen.

## Sitting room

5.38m x 3.34m (17' 8" x 10' 11") Dual aspect room with window to front, feature fireplace and patio doors to rear, overlooking and leading into the garden.

## Dining room

3.25m x 3.25m (10' 8" x 10' 8") Window to front, serving hatch through to:

## Kitchen

4.16m x 1.99m (13' 8" x 6' 6") Window to rear overlooking the garden, range of matching base and eye level units with worktops over, sink, space for freestanding cooker and fridge/freezer, with space and plumbing for a washing machine. Double storage cupboard, serving hatch through to the dining room, door to the pantry and door to the inner lobby.

## Pantry

Window to rear.

## Inner lobby

External door to the garden and internal door to:

## Downstairs cloakroom

Window to rear, hand wash basin and WC.

## First floor landing

Window to rear, doors to storage cupboard, airing cupboard, all three bedrooms and the family bathroom.

## Bedroom one

3.53m x 3.26m (11' 7" x 10' 8") Window to front, full width fitted wardrobes.

## Bedroom two

3.57m x 3.25m (11' 9" x 10' 8") Window to front, built-in storage cupboard.

## Bedroom three

3.02m x 2.01m (9' 11" x 6' 7") Window to rear overlooking the garden.

## Family bathroom

2.10m x 1.71m (6' 11" x 5' 7") Window to rear, corner bath with shower over, hand wash basin and WC.

## Outside

The front of the property has a gated entrance with a driveway providing off road parking for multiple vehicles. Double doors give access to the large garage/worktop, with power and light connected, a further large gate leads into the rear garden, with the remainder mainly laid to lawn with trees and hedge and fencing borders.

The rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn, enclosed by wooden fencing.

The generous garage/workshop 9.15m x 5.62m (30' 0" x 18' 5") has windows and a door to the side, with double doors to the front. A door to the rear leads into the attached shed which in turn has a door to the rear garden. To the side of the shed is an enclosed store with a door giving access from the rear garden. Please note the photograph online is for indicative purposes only to show the potential this building has.

## Important information

Tenure - Freehold.  
Services - we understand that mains electricity and water are connected to the property. Heating is oil fired and there is a private drainage system.  
Council tax band C.  
EPC rating E.  
Our ref: SM/elr.

## Agents note

Please note the photograph of the garage has been edited removing items to show the potential of the building.

## Location

Newbourne is a beautiful village, close to the market town of Woodbridge, sitting between the River Deben and River Orwell. Newbourne village has a variety of walking and cycling routes, the popular Fox inn public house, a church and village hall. The nearby village of Waldringfield provides further amenities including a primary school, golf course, The Maybush inn public house and sailing club with moorings. Both Woodbridge, Felixstowe and Ipswich are within easy reach and provide a wide range of shopping facilities and for the commuter the A12/A14 are also nearby.

## Directions

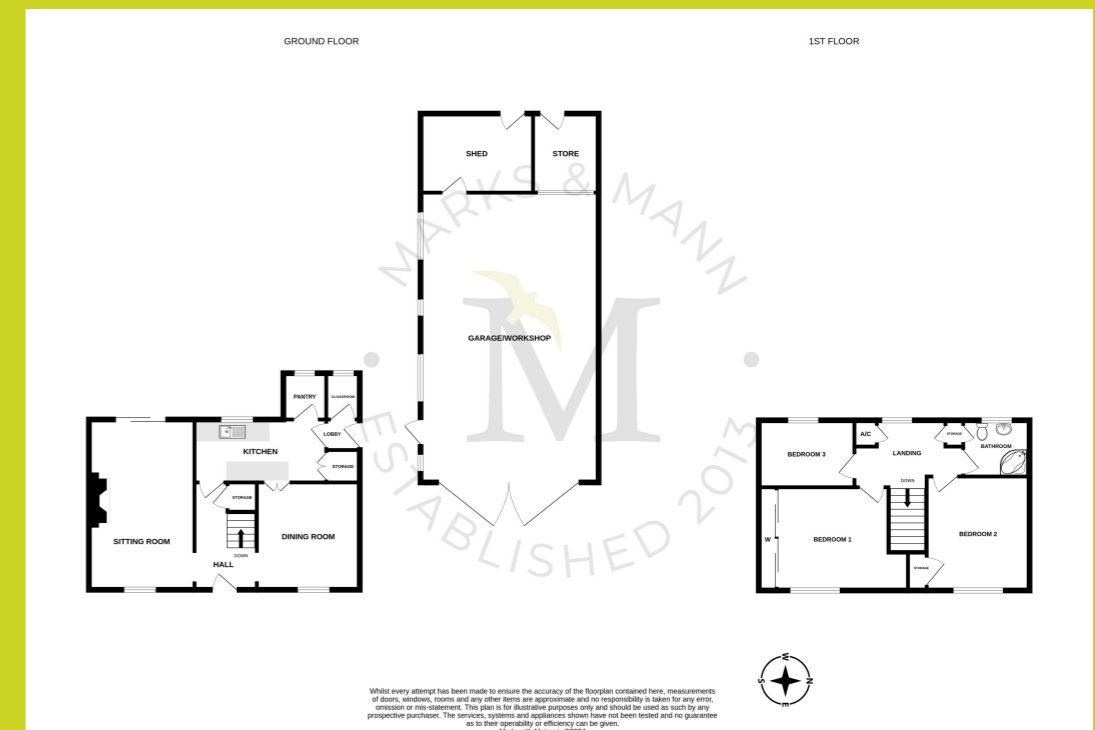
Using a SatNav, please use IP12 4NP as the point of destination.

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 99        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 48                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |