



Mill Lane, Campsea Ashe, Woodbridge, IP13 0PW

welcome to

Mill Lane, Campsea Ashe, Woodbridge

A well-presented three-bedroom semi-detached home featuring two conservatories, generous wrap-around gardens, and off-road parking for multiple vehicles, offering spacious and versatile living accommodation throughout.



Dining Room

10' 6" x 11' (3.20m x 3.35m)

A bright and welcoming dining room featuring attractive laminate flooring and a charming fireplace, creating a warm and inviting atmosphere. A large double-glazed window to the front aspect allows an abundance of natural light to flood the room, while a radiator provides additional comfort. Conveniently positioned with doors leading to the entrance hall, kitchen, and first-floor staircase, this versatile space is ideal for both everyday family dining and entertaining guests.

Lounge

14' x 11' 5" (4.27m x 3.48m)

A spacious and inviting lounge featuring attractive laminate flooring and a charming fireplace as a focal point of the room. A large double glazed window to the front aspect allows plenty of natural light to fill the space, creating a bright and welcoming atmosphere. The room also benefits from a radiator for year-round comfort and provides convenient access via doors leading to the hallway and conservatory, making it an ideal space for both relaxing and entertaining.

Conservatory

A bright and versatile conservatory featuring attractive laminate flooring and French doors providing access to the garden, making it an ideal space for relaxing or entertaining. The room benefits from a radiator, multiple power sockets, and a frosted double-glazed window to the side aspect, allowing natural light while maintaining privacy. A door leads to the passageway connecting the conservatory to the staircase, offering convenient access to the rest of the property.

Kitchen

11' x 7' 5" (3.35m x 2.26m)

A well-appointed kitchen fitted with a range of wall and base units complemented by a stylish tiled splashback. The room benefits from an integrated washing machine, ample worktop space, and designated spaces for a cooker and fridge freezer.

Sliding doors provide direct access to the conservatory, creating an excellent flow for everyday living and entertaining. Additional doors lead to the separate bathroom and separate WC, enhancing the practicality of the accommodation.

Conservatory/Sun Room

A bright and spacious conservatory/sun room featuring attractive laminate flooring and wrap-around double-glazed windows, allowing an abundance of natural light to flood the space while providing views of the garden. The room benefits from a radiator and multiple power sockets, making it suitable for year-round use. A door provides direct access to the front garden, while an opening leads through to the kitchen, creating a practical and versatile additional reception area ideal for relaxing, dining, or entertaining.

Wc

A separate WC fitted with a low-level toilet, benefiting from tiled flooring and fully tiled walls for a clean and practical finish. The room also features a radiator and a frosted double-glazed window providing natural light while maintaining privacy.

Bathroom

A well-presented bathroom featuring tiled flooring and fully tiled walls, offering a Clean and easy-to-maintain finish. The suite comprises a panel-enclosed bath with shower attachment, wash hand basin with useful storage cupboard beneath, and a heated towel rail for added comfort. A frosted double-glazed window to the rear aspect provides natural light while maintaining privacy, completing this practical and attractive space.

Bedroom 1

14' x 11' 5" (4.27m x 3.48m)

A spacious and well-presented principal bedroom featuring attractive vinyl flooring and dual-aspect double-glazed windows to the front and rear, allowing plenty of natural light throughout the day. The room benefits from a radiator and offers ample space for a double bed and additional bedroom

furniture, including two wardrobes. A door leads to the first-floor landing, making this a bright, comfortable, and generously proportioned main bedroom.

Bedroom 2

14' 1" x 8' (4.29m x 2.44m)

A generously sized second bedroom featuring attractive vinyl flooring and a double-glazed window to the rear aspect, providing a bright and comfortable living space. The room benefits from a built in Storage, radiator, and ample space for a double bed and additional furniture, such as a desk. A door leads to the first-floor landing, making this a well-proportioned and versatile bedroom suitable for a range of uses. Provide your feedback on BizChat

Bedroom 3

9' 11" x 8' 3" (3.02m x 2.51m)

Vinyl flooring and a double-glazed window to the side aspect, providing plenty of natural light. The room benefits from a radiator, ample power sockets, and space for a double bed and freestanding wardrobe. A door leads to the first-floor landing, making this a comfortable and versatile bedroom suitable for a variety of uses, including a guest room, child's bedroom, or home office.

Garden

A generously sized wrap-around garden offering a wonderful outdoor space for both relaxation and entertaining. The garden is designed to be low maintenance and enjoys a high degree of privacy, being largely non-overlooked. There is ample space for outdoor seating, patio furniture, and storage, with patio areas providing ideal spots for hosting family and friends. The garden also benefits from direct access from both the conservatory and sun room, creating an excellent flow between indoor and outdoor living. Additionally, there is a useful outbuilding equipped with power, offering versatile space for storage, a workshop, or hobby room. A fantastic feature of the property, this well-maintained garden provides plenty of room to enjoy throughout the year.



view this property online williamhbrown.co.uk/Property/FLH105762



welcome to

Mill Lane, Campsea Ashe, Woodbridge

- Off Road Parking
- Generous Wrap Around Garden
- Well Maintained Interior
- Out Building
- 2 Conservatories

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLH105762



Property Ref:
FLH105762 - 0006

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk