

Little Acorns, Mill Lane, Campsea Ashe, Woodbridge, IP13 0PL



4 bedrooms
3 reception rooms
2 bathrooms

Freehold
Offers in region of
£499,950
Subject to contract



Some details

General information

Backing on to open fields and enjoying fantastic views is this detached family home. The current owners have extended and converted the garage over the years providing versatile accommodation over two levels. The accommodation includes an entrance porch, hall, cloakroom, kitchen, three reception rooms, a first floor shower room, four bedrooms and an ensuite to the master and the property benefits from double glazing.

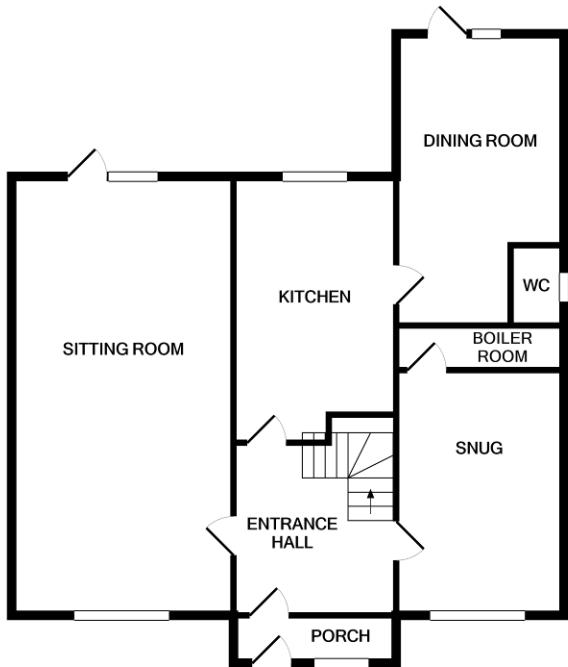
As you enter the home there is an entrance porch providing space for coats and shoe storage, a door leads to the spacious entrance hall with stairs to the first floor and doors to the majority of the reception rooms. To the left is the good sized sitting room which enjoys a feature fireplace and a door to the rear garden. To the right is the snug, which could be used as an office, with access to the boiler room housing the boiler and providing additional storage.

To the rear of the hall is the stunning kitchen which has been fitted with matching cream eye level and base units with oak worktops above. There is space for a fridge/freezer, wine cooler, range style oven with extractor above and plumbing for a washing machine. A door leads to the dining room with a door enjoying views of the garden. A door leads to the cloakroom comprising a wall mounted basin and wc.

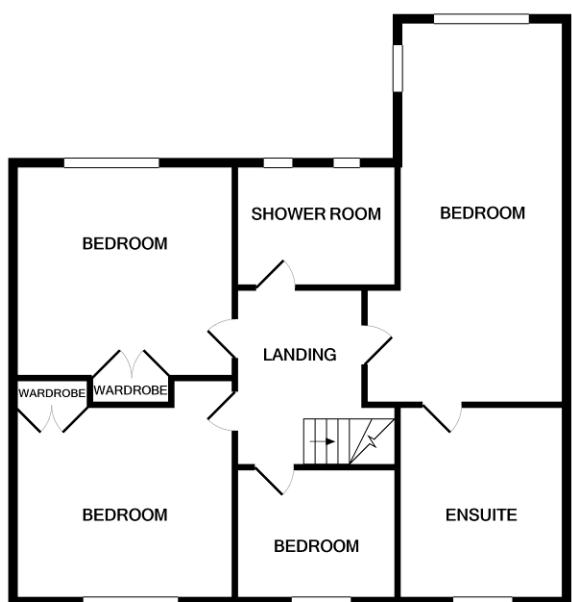
Upstairs the landing gives access to the four bedrooms and family shower room. Bedrooms two and three benefit from built-in wardrobes whilst the master bedroom is fitted with a range of Hammonds wardrobes and has, in our opinion, a good sized ensuite with a four piece suite comprising a panelled bath, low level wc, shower cubicle and pedestal wash basin and heated towel rail. The shower room is fitted with a shower cubicle, low level wc, vanity unit housing the sink and a heated towel radiator.



An extended and well presented detached family home in Campsea Ashe, approximately 5 miles from Woodbridge.



GROUND FLOOR
APPROX. FLOOR
AREA 729 SQ.FT.
(67.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1440 SQ.FT. (133.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Entrance hall**

8' 8" x 5' (2.64m x 1.52m)

Sitting room

22' 7" x 11' 5" (6.88m x 3.48m)

Kitchen

13' 9" reducing to 10'5" x 8' 5" (4.19m x 2.57m)

Dining room

15' x 8' 10" (4.57m x 2.69m)

Play room

12' 9" x 8' 8" (3.89m x 2.64m)

Cloakroom**Bedroom one**

19' 11" x 8' 11" (6.07m x 2.72m)

Ensuite

10'1" x 8'11" (3.07m x 2.72m)

Bedroom two

11' 4" x 10' 5" (3.45m x 3.18m)

Bedroom three

11' 5" x 9' 8" (3.48m x 2.95m)

Bedroom four

8' 6" x 8' 5" (2.59m x 2.57m)

Bathroom

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The outside

To the front of the property there is a shingled driveway providing off road parking for 3-4 vehicles. There is also a double external power point as well as a garden tap that is located around the side of the property and can be accessed from either the front or rear. This side access leads to the rear garden which is mainly laid to lawn with a patio directly outside the dining room. There is a second patio at the rear of the garden, a good-sized garden shed and wonderful views across the open fields.

Location

The property is situated in a prominent position in the centre of this village which benefits from a village hall, recreation ground, church, shop, the popular Duck public house and provides straight forward access to the A12. There is a Café located in the Station House where a range of leisure classes are held. For the commuter the railway station at Campsea Ashe (also known as Wickham Market train station) is approximately a 5 minute walk away and offers a regular service to the county town of Ipswich with a mainline station to London Liverpool Street. There are a number of primary schools in the surrounding villages along with secondary schools in both the public and private sector.

The village is located approximately 2 miles East of Wickham Market with a range of local shops, post office, doctor's surgery and primary school. The market town of Woodbridge is some 5 miles south-east and offers a wide range of facilities including public houses, restaurants and shops catering for day-to-day needs together with a number of primary schools and the popular Farlingaye High School.

Snape Maltings is approximately 5 miles away situated on the banks of the River Alde and is home to independent shops and galleries, places to eat, and the world-famous Snape Maltings Concert Hall.



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Important information

Council Tax Band – Band D

Services - We understand that mains water and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Our ref – NRH

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01394 333346.



Directions

Proceed out of Woodbridge on Melton Road and turn left at the traffic lights onto Woods Lane. At the roundabout take the second exit onto the A12 and continue for some distance taking the third exit signposted to Framlingham. Turn right onto the B1078, continue along before turning right into Mill Lane where the property will be found on the right hand side.

To find out more or book a viewing

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