

The Hawthorns, 29 Mill Road, Newbourne, Woodbridge, IP12 4NP



**Freehold**

Guide Price

**£560,000**

Subject to contract

**Sought-after village**

3 bedrooms  
2 reception rooms  
Kitchen/breakfast room  
Detached double garage





## Some details

### General information

The Hawthorns is a three double bedroom detached family home occupying a generous plot measuring just over a third of an acre, with mature gardens, parking for numerous cars including a detached double garage and cart-lodge.

The property is situated in the sought-after village of Newbourne which provides excellent access to the A12/14 and amenities within Martlesham.

The accommodation comprises a hall which is accessed via the rear with doors off to all rooms and stairs to the first floor. To the rear of the property is the extended family room with part-vaulted ceiling and doors opening to the courtyard. Opposite is the bathroom which has a white suite of bath, basin, WC and shower, a built-in cupboard provides space for a washing machine.

To the front of the property with a window overlooking the front is a sitting room. Adjacent is the kitchen/breakfast room which has a dual aspect and door out to the conservatory. The kitchen has a range of base and eye level units, work surfaces and sink. There is an integrated oven, hob with extractor over and dishwasher. The conservatory overlooks the front garden with doors out to the front and to the driveway.

The first floor landing has access to all rooms and a cloakroom with WC. The main bedroom overlooks the rear garden and has an en-suite with shower, WC and basin. There are two further bedrooms, both with built-in storage and are doubles.

### Hall

### Family room

19' 7" x 9' 1" (5.97m x 2.77m)

### Sitting room

13' x 12' 3" (3.96m x 3.73m)

### Kitchen/breakfast room

18' 7" x 9' 4" (5.66m x 2.84m)

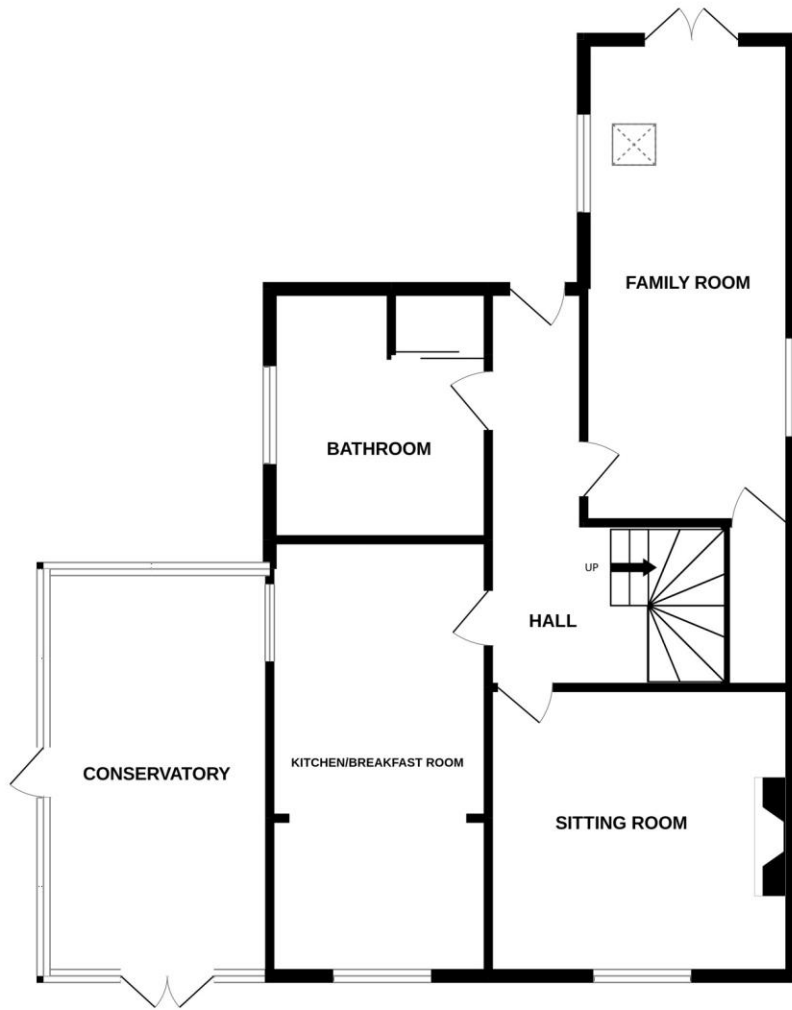
### Conservatory

17' 9" x 10' 4" (5.41m x 3.15m)

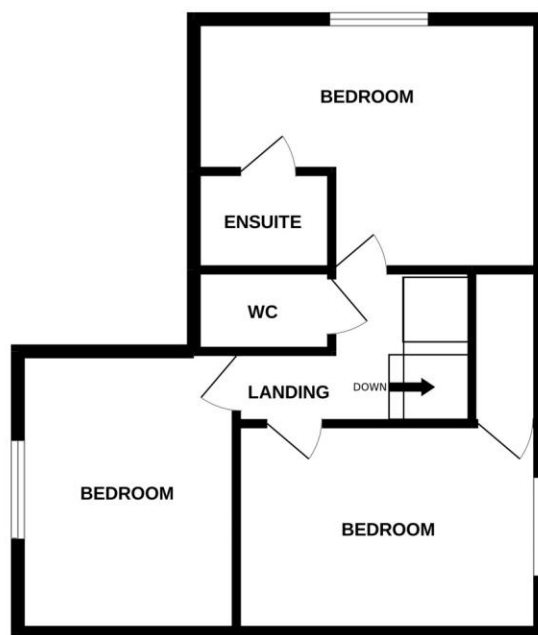


Situated in the sought-after and picturesque village of Newbourne is this detached family home occupying a plot measuring a quarter of an acre.

GROUND FLOOR



1ST FLOOR





#### **Bathroom**

9' 4" x 9' (2.84m x 2.74m)

#### **Landing**

#### **WC**

3' 5" x 2' 5" (1.04m x 0.74m)

#### **Bedroom one**

14' 9" x 12' 8" (4.5m x 3.86m)

#### **Ensuite**

6' x 4' 4" (1.83m x 1.32m)

#### **Bedroom two**

13' 4" x 8' 9" (4.06m x 2.67m)

#### **Bedroom three**

11' 9" x 10' 2" (3.58m x 3.1m)



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## Outside

The property is accessed via a shingle driveway with a gate that opens into a driveway which provides parking and turning space for many vehicles, this in turn leads to a detached double garage which measures 21'3 x 18'6 with a double car port. The front garden is enclosed by many mature borders, shrubs and trees and is predominantly laid to lawn.

The rear garden is enclosed by high level hedging with a number of mature borders, trees and shrubs. To the immediate rear of the property is a gated courtyard which is laid to patio, the remainder of the garden is predominantly laid to lawn.

## Location

Newbourne is a sought-after village situated just outside the popular market town of Woodbridge. The village itself has a local café and the well renowned Fox public house and restaurant. For shopping facilities there is a short drive to Martlesham which offers a fantastic array of shops including Tesco Extra, M&S Food Hall and Next. The market town of Woodbridge has a vast array of shopping facilities including boutique shops, restaurants bars and coffee houses and there are beautiful riverside walks along the River Deben.

## Agents note

Please note a planning application has been submitted on the left-hand neighbouring property for the erection of two detached dwellings and should be considered.

## Important information

We understand that mains electricity, water and drainage are connected to the property. Heating via LPG.

Tenure - Freehold

Council tax band - D

EPC - E

Our ref; CJJ

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## Further information

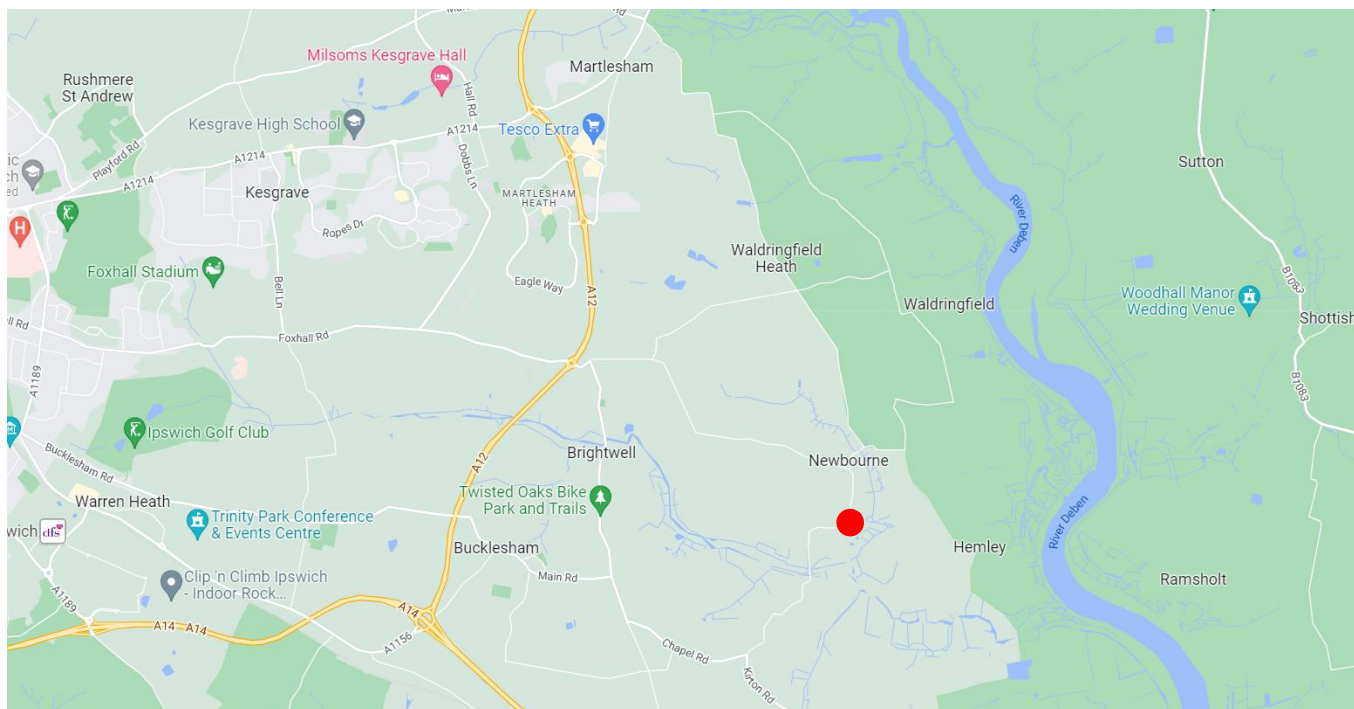
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

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





## Directions

Leaving the A12 continue following the signposts for Newbourne & Waldringfield. After a short distance, turn right onto Ipswich Road, signposted Newbourne. Proceed into the village, turning right at the 'T' junction onto Mill Road. Continue along Mill Road for some distance where the property can be found on the right hand side just before the turning for Jackson Road.

To find out more or book a viewing

**01394 333346**

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