

EST.  1993

# JENNIE JONES

ESTATE AGENTS



**Mill Lane, Marlesford, Woodbridge, Suffolk IP13 0AJ**

**GUIDE PRICE**

**£295,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE LOBBY; SITTING ROOM; DINING ROOM; UTILITY LOBBY; GROUND FLOOR SHOWER ROOM;  
TWO FIRST FLOOR INTER-CONNECTING BEDROOMS; COTTAGE GARDEN; PARKING.**

### **THE PROPERTY**

This charming semi detached period cottage occupies a quiet rural setting, surrounded by fields. The property, which is in attractive decorative order has been sympathetically extended by the current owners and offers accommodation with a wealth of character over two floors. Currently a holiday home 3 Mill Lane would also be suitable for full time occupation and to appreciate the property viewing is essential.

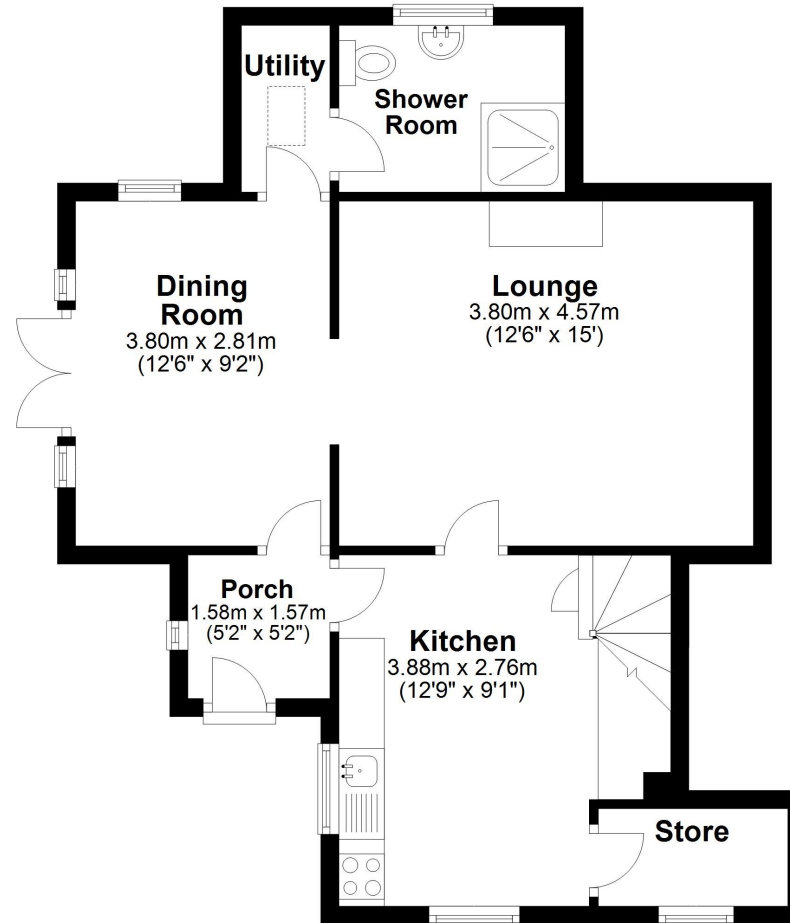
The front door gives access to the entrance lobby with tiled floor which leads in to the dining/garden room with double doors to the garden. The sitting room has a timber laminate floor and fireplace with surround, mantelpiece and hearth. The kitchen has the most wonderful exposed ceiling timbers, fireplace housing log burner, brick floor, fitted worksurface, deep glazed sink, plumbing for dishwasher and walk in pantry with shelving. Off the dining room is a useful utility lobby with plumbing for a washing machine and the shower room which has a tiled shower with glazed door, pedestal wash basin, close coupled WC and heated towel rail. A staircase from the kitchen leads up to a bedroom which has dual aspect windows with rural views and original timber floorboards and a door from this room leads to the main bedroom which, again is dual aspect with views and has a timber floor, wash basin and built in cupboard with the hot water cylinder. Outside, 3 Mill Lane has the most delightful raised cottage garden which is laid to lawn with well established terraced borders with a seating area at the top with original walling behind. Timber garden shed and parking space.

### **LOCATION:**

The village of Marlesford lies just over 6 miles to the south of the market town of Saxmundham which offers an excellent range of local amenities including Waitrose and Tesco supermarkets, a Primary School and recently opened Free School. There is a vibrant High Street and a Wednesday market together with art galleries, pubs and restaurants. The attractions of the Suffolk Heritage Coast lie within convenient reach by car and include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival. The seaside towns of Aldeburgh and Southwold lie within convenient reach by car and other attractions include nature reserves at Minsmere, Havergate Island and Shingle Street, ancient castles at Framlingham and Orford and golf courses at Aldeburgh, Thorpeness and Halesworth. The railway station at Saxmundham provides a regular service to London (Liverpool Street) via Ipswich in about two hours

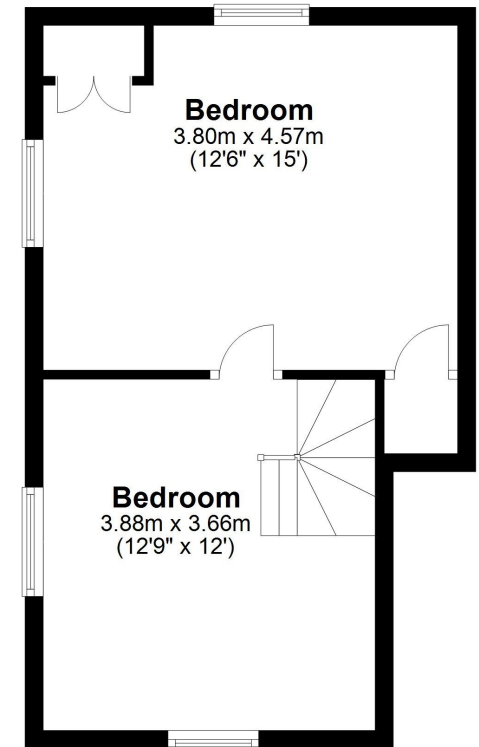
## Ground Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



Total area: approx. 86.3 sq. metres (928.7 sq. feet)

### LOCAL AUTHORITY

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

**COUNCIL TAX BAND: = B**

### SERVICES:

Mains electricity, drainage and water are available to the property.

### VIEWING

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = G**

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









