



**36 Jackson Road, Newbourne, Woodbridge, IP12 4NR**

**£775,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*



**A five-bedroom detached house measuring approximately 2251 square feet, set in grounds of 2.25 acres (STS), originally built in the 1930's as part of the Land Settlement Scheme and since, significantly extended with two storey extensions on both north and south elevations with a Mansard roof design.**

**Heating is supplied in the form of oil-fired central heating; windows are made up of UPVC double glazed units and the property is connected to mains water and electricity and there is a private Cesspit on the property for surface water and drainage.**

**The property is offered for sale with vacant possession, no onward chain and subject to the grant of probate, which has been submitted and is pending approval. There is great scope with the property for improvement and a rare opportunity for the successful purchaser to put their own stamp on the property by redesigning the existing house to create a contemporary home in the picturesque Suffolk Countryside.**

### **THE AREA**

Newbourne is a small village and civil parish in the county of Suffolk, England. It lies on the peninsula between the Rivers Orwell and Deben, 8.5 miles east of Ipswich and 5 miles south of Woodbridge.

The name Newbourne is commonly accepted to derive from the Old English words for 'new stream.' However, it has also been put forward that its origins may be from the Old Norse words for 'nine springs,' which is supported by the large number of nearby springs and other villages in the local area with names of Old Norse origin.

The Land Settlement Association was set up in 1934 as an experimental scheme to provide unemployed workers from depressed industrial areas with employment on the land. Successful applicants received agricultural training, and each family was given on average 5 acres and livestock to rear. Recruitment into the scheme ended with the start of World War Two and eventually the settlements were dissolved and privatised in 1983. Newbourne was one of the areas involved in the scheme and its legacy can still be seen in the large number of commercial greenhouses, plant nurseries and roadside produce stalls remaining in the village and local area. There are still a small number of "growers" left the largest is Virginia Nurseries.

Newbourne Springs is a small nature reserve and Site of Special Scientific Interest SSSI on the edge of the village. It is composed of a range of habitats, primarily broadleaved and mixed woodland with some areas of marsh, fen and heathland. It is currently managed by Suffolk Wildlife Trust on behalf of Anglian Water who own the land. Due to the large number of springs within its area it was used as a source of water for Felixstowe and the surrounding area by Anglian Water until the 1980s. Today the old pumping station has been converted into a visitors' centre for the reserve. During autumn and winter months regular volunteer working parties help with maintenance of the reserve. A few public footpaths run from the village through Newbourne Springs.







## **ACCOMMODATION WITH APPROXIMATE ROOM SIZES**

### **UPVC DOUBLE GLAZED ENTRANCE DOOR TO:-**

#### **ENTRANCE HALL**

12' 5" x 10' 10" (3.78m x 3.3m)

#### **LOUNGE**

22' 2" x 14' 10" (6.76m x 4.52m)

#### **KITCHEN/BREAKFAST ROOM**

18' 8" x 9' 3" (5.69m x 2.82m)

#### **DINING ROOM**

14' 1" x 13' 2" (4.29m x 4.01m)

#### **SEPARATE GROUND FLOOR WC**

#### **BATHROOM**

#### **STORE**

#### **CONSERVATORY**

11' 7" x 8' 7" (3.53m x 2.62m)

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

#### **BEDROOM 1**

20' 5" x 11' 2" (6.22m x 3.4m)

#### **BEDROOM 2**

14' 11" x 9' 11" (4.55m x 3.02m)

#### **BEDROOM 3**

12' 00" x 10' 00" (3.66m x 3.05m)

#### **BEDROOM 4**

10' 00" x 9' 00" (3.05m x 2.74m)

#### **FIRST FLOOR BATHROOM**

#### **BEDROOM 5**

8' 10" x 6' 5" (2.69m x 1.96m)

## **COUNCIL TAX BAND**

Band E.

## **ENERGY PERFORMANCE CERTIFICATE**

The current energy efficiency rating is D (57) with a potential rating of C (69) and the current energy performance certificate is valid until 12th July 2035.

## **IMPORTANT NOTE**

The property is offered for sale with vacant possession, no onward chain and subject to the grant of probate, which has been submitted and is pending approval.

## **AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

## **VACANT POSSESSION ON COMPLETION**

## **VIEWING**

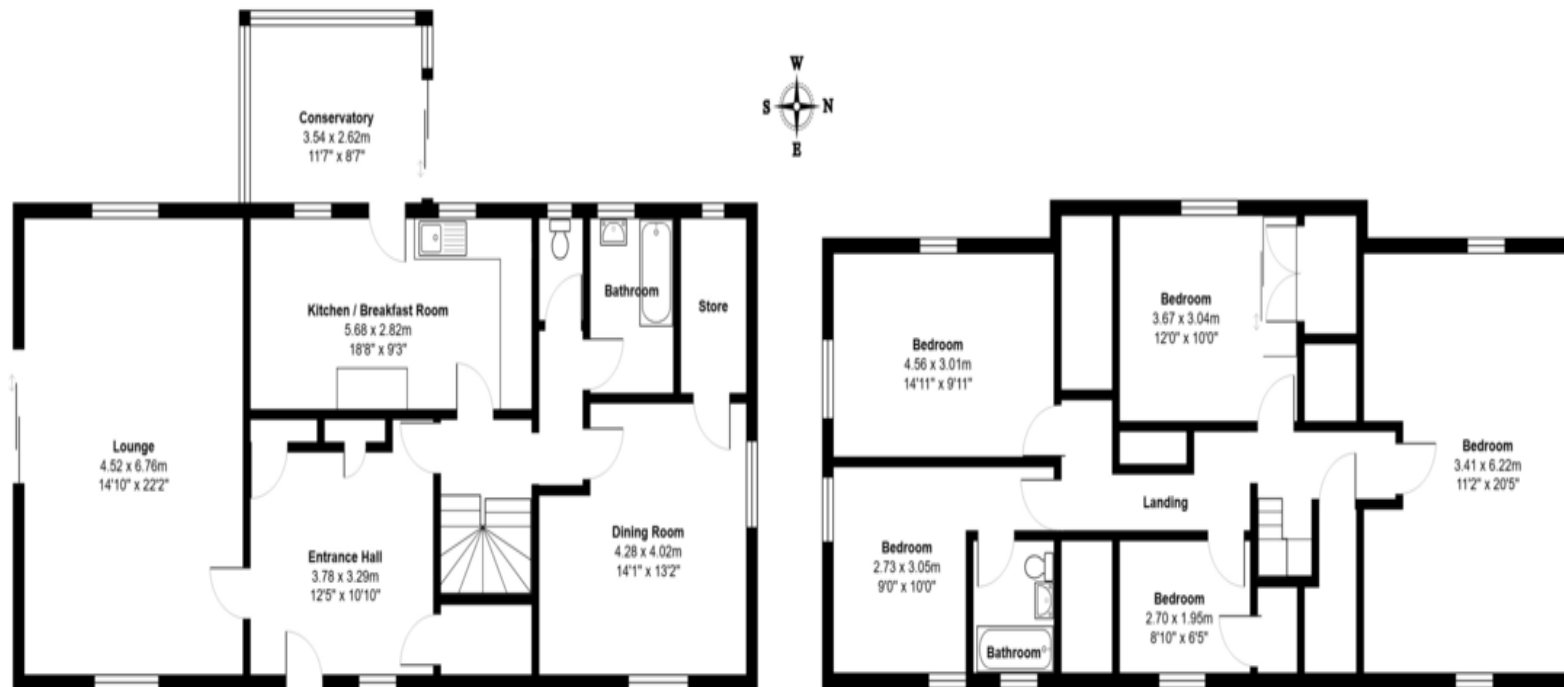
By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**

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Total Area: 209.1 m<sup>2</sup> ... 2251 ft<sup>2</sup>