



6 VALE LANE

Kersey

|

Suffolk



Chapman Sticks

6 VALE LANE, KERSEY, SUFFOLK, IP7 6EH

AN EXTENDED THREE BEDROOM SEMI-DETACHED HOME WITH
STUNNING UN-INTERRUPTED RURAL VIEWS

Hadleigh - 2 miles

Ipswich - 11 miles

Colchester - 15 miles (London Liverpool Street from 48mins)

Manningtree - 12 miles (London Liverpool Street from 59mins)

-
- Entrance hall • Sitting / dining room • Garden room • Snug • Kitchen with pantry •
 - Downstairs wet room • Three bedrooms • Family Bathroom •
 - Off-road parking • Garage •





Property
CHAIN FREE – 6 Vale Lane is a well -maintained family home located on the outskirts of the sought-after village of Kersey. The property has been under the same ownership for approximately 73 years with many aspects having been upgraded over more recent years to include an extension to the rear, a downstairs wet room, double glazing, replacement 'Suffolk' doors and an updated heating system to name a few.

The downstairs accommodation is set around an inviting entrance hall and comprises a welcoming sitting/dining room with brick fireplace which is connected to the garden room providing a light and airy space with pleasant views over the rear garden and access to the paved sun terrace via glazed sliding doors. Adjacent is the kitchen, fully fitted with base and eye level units combined with worktops and provides plumbing for a washing machine and space for a cooker with a generous pantry cupboard. A door from the kitchen leads to a useful boot room housing the oil fired Boulter boiler and a wet room. Further down the hall towards the front of the house is a snug with an exposed brick fireplace.

On the first floor, a landing space provides access to three bedrooms and the family bathroom with the loft access above. The bedrooms are of good proportion with built in wardrobes in bedrooms 1 and 2. Bedrooms 1 and 3 enjoy countryside views to the rear whilst bedroom 2 has an equally pleasing view across to Kersey church.

Outside the house is set centrally within its plot in an elevated position, with a well-kept lawn frontage and driveway providing off-road parking for several vehicles with a single garage which has electricity connected. To the rear of the house lies a beautiful, landscaped garden which consists partly of lawn combined with well stocked beds filled with shrubs and plants of interest.

Location
Kersey is widely regarded as one of the prettiest villages in Suffolk and has a fine church and public house. Most everyday needs can be found in the town of Hadleigh, about 2 miles to the south. The historic town of Lavenham is about 8 miles, Bury St Edmunds about 16 miles to the north, Sudbury about 9 miles to the west and Colchester, with mainline rail services to London, about 15 miles to the south. The County Town of Ipswich lies about 12 miles to the east, again with rail services to London Liverpool Street.

Services
We understand mains water, drainage and electric are connected. Oil fired central heating.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band C (2025)

EPC Rating
Current E (49). Potential D (64).

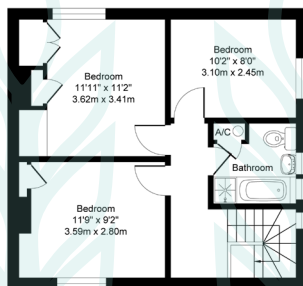


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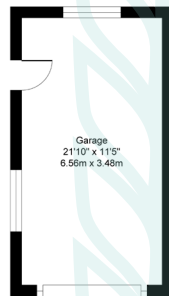
Approximate Floor Area

Main House - 1171 sq. ft / 108.75 sq. m

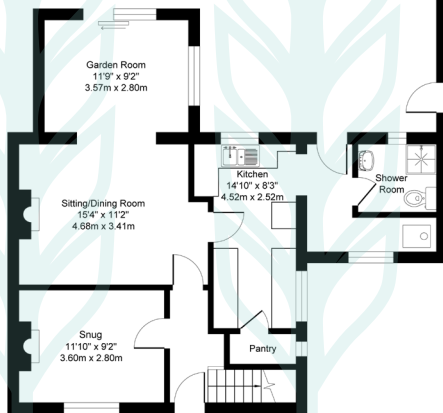
Garage - 249 sq. ft / 23.17 sq. m



First Floor



Garage
21'10" x 11'5"
6.56m x 3.48m



Ground Floor

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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