



JENNIE JONES

EST. 1992

ESTATE AGENTS

POTKINS LANE

Orford | Suffolk

£350,000

8 POTKINS LANE, ORFORD, WOODBIDGE, IP12 2SS

Woodbridge - 12 miles
Framlingham - 12 miles
Saxmundham - 11 miles

- Entrance Hall ● Cloakroom ● Kitchen / Dining Room ●
- Sitting Room ● Two Bathrooms ● Bathroom ●
- Enclosed Rear Gardens ● Garage & Parking ●

The Property

This attractive three-bedroom semi-detached home is quietly tucked away in a sought-after residential close, within easy reach of Orford's village amenities, historic castle, and picturesque quay. Blending modern practicality with cottage charm, the property offers a warm and welcoming feel throughout.

The sitting room features a woodburning stove, creating a cosy focal point, while bespoke shutters to the main windows add both style and privacy. The kitchen and dining area provide light, functional space designed for everyday living, with access to the rear garden.

Upstairs there are three bedrooms and a family bathroom, all well presented and comfortable.

Outside, the property enjoys driveway parking and a heated garage (reduced length), ideal for use as a home gym or for storing a small classic car. Behind the garage is a useful utility/storage room, perfect for a freezer or gardening equipment. The garden is enclosed and thoughtfully landscaped, complete with a summer house, making it ideal for relaxing or entertaining.

A charming three-bedroom home in Orford, combining modern comfort with cottage warmth



The Location

Orford is one of Suffolk's most picturesque and desirable coastal villages, known for its historic castle, riverside walks, and sailing opportunities. The village offers excellent amenities including a village store, bakery, two pubs, and the renowned Butley Oystercage restaurant. There is also a primary school, and the nearby towns of Woodbridge, Framlingham, and Saxmundham provide further shopping and rail links to London Liverpool Street.

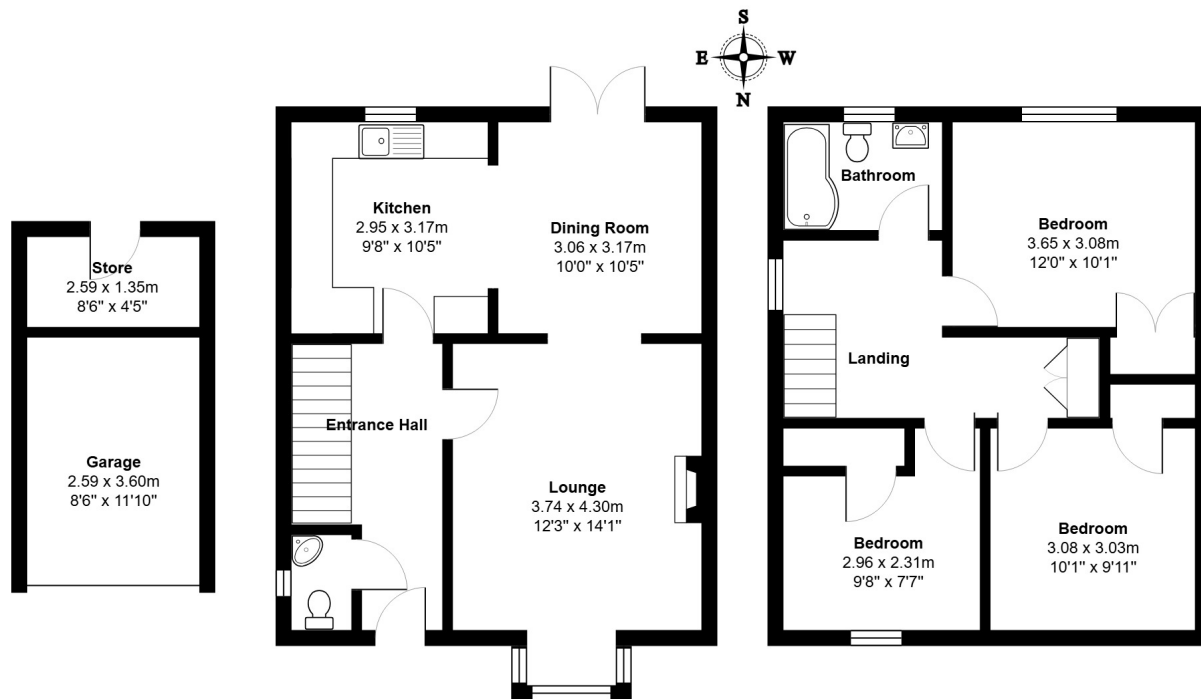
Services

Mains water, mains electricity, mains drainage.
Air source heating via Radiators.
UPVC double glazing throughout.

Local Authority and Council Tax Band

East Suffolk Council
Council Tax Band: C
EPC Rating: C





Total Area: 108.7 m² ... 1170 ft²



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