



Border Cot Lane, Wickham Market Woodbridge IP13 0RE

welcome to

Border Cot Lane, Wickham Market Woodbridge

Offered for sale with no onward chain is this spacious four bedroom link detached family home, set back from the road, but conveniently located for the centre of the village.



Outside Front

The property is approached via a shared driveway, providing ample parking. There are small lawned areas to either side of the entrance door. The front is enclosed by mature hedging with shrub borders.

Entrance Porch

Door and windows to the front.

Entrance Hall

Radiator, under the stairs storage cupboard, arches to the kitchen and dining room, door to...

Cloakroom / Shower Room

with walk-in shower, tiled walls and floor, floating style wash hand basin, heated towel rail, low level WC with concealed cistern, extractor fan.

Living Room

11' 8" x 21' 10" (3.56m x 6.65m)

A dual aspect room with windows to the front and patio doors to the rear, 2 radiators, built-in gas fire on a tiled hearth.

Dining Room

8' 11" x 10' 5" (2.72m x 3.17m)

Archway from the entrance hall, window to the front with radiator under.

Kitchen

15' 4" Max. x 11' Max. (4.67m Max. x 3.35m Max.)

Window and door to the rear, sink with one and a quarter drainer and mixer tap, range of wall and base mounted units with worktops and upstand over, wall mounted boiler, radiator, breakfast bar, gas range with 5 ring hob and extractor hood over, space for appliances,

First Floor Landing

Radiator, airing cupboard, loft hatch.

Master Bedroom

14' 10" Max. x 12' 8" Max. (4.52m Max. x 3.86m Max.)

Window to the front with radiator under, fitted wardrobes.

Bedroom Two

12' 2" x 10' 4" (3.71m x 3.15m)

Window to the front with radiator under, built-in wardrobe.

Bedroom Three

8' 9" x 9' 1" (2.67m x 2.77m)

Window to the rear with radiator under, built-in wardrobe.

Bedroom Four

7' 10" x 8' 8" (2.39m x 2.64m)

Window to the rear with radiator under, built-in wardrobe.

Bathroom

Obscure glazed window to the rear, pedestal wash hand basin with mixer tap, low level WC, radiator, shower over P-shaped bath, tiled walls and floor.

Rear Garden

Commencing with a patio area with a shingled path leading to further patio areas. The garden is mainly laid to lawn with mature shrub and flower beds and borders interspersed with archways.



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Border Cot Lane, Wickham Market Woodbridge

- Spacious Link Detached Family Home
- Four Double Bedrooms
- Generous Lounge and Dining Room
- Ground Floor Cloakroom/Shower Room
- No Onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109190 - 0006

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