

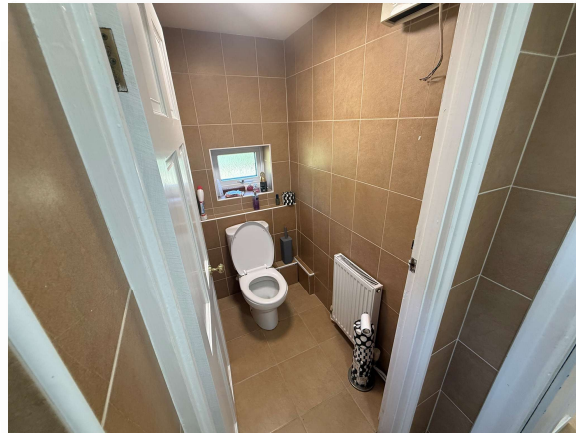


**Mill Lane, Campsea Ashe, Woodbridge, IP13 0PW**

**welcome to**

**Mill Lane, Campsea Ashe, Woodbridge**

A well-presented three-bedroom semi-detached home featuring two conservatories, generous wrap-around gardens, and off-road parking for multiple vehicles, offering spacious and versatile living accommodation throughout. Call to view now!



### Dining Room

10' 6" x 11' ( 3.20m x 3.35m )

A bright and welcoming dining room featuring attractive laminate flooring and a charming fireplace, creating a warm and inviting atmosphere. A large double-glazed window to the front aspect allows an abundance of natural light to flood the room, while a radiator provides additional comfort. Conveniently positioned with doors leading to the entrance hall, kitchen, and first-floor staircase, this versatile space is ideal for both everyday family dining and entertaining guests.

### Lounge

14' x 11' 5" ( 4.27m x 3.48m )

A spacious and inviting lounge featuring attractive laminate flooring and a charming fireplace as a focal point of the room. A large double glazed window to the front aspect allows plenty of natural light to fill the space, creating a bright and welcoming atmosphere. The room also benefits from a radiator for year-round comfort and provides convenient access via doors leading to the hallway and conservatory, making it an ideal space for both relaxing and entertaining.

### Conservatory

A bright and versatile conservatory featuring attractive laminate flooring and French doors providing access to the garden, making it an ideal space for relaxing or entertaining. The room benefits from a radiator, multiple power sockets, and a frosted double-glazed window to the side aspect, allowing natural light while maintaining privacy. A door leads to the passageway connecting the conservatory to the staircase, offering convenient access to the rest of the property.

### Kitchen

11' x 7' 5" ( 3.35m x 2.26m )

A well-appointed kitchen fitted with a range of wall and base units complemented by a stylish tiled splashback. The room benefits from an integrated washing machine, ample worktop space, and designated spaces for a cooker and fridge freezer. Sliding doors provide direct access to the conservatory, creating an excellent flow for everyday living and entertaining. Additional doors lead to the separate bathroom and separate WC, enhancing the practicality of the accommodation.

### Conservatory/Sun Room

A bright and spacious conservatory/sun room featuring attractive laminate flooring and wrap-around double-glazed windows, allowing an abundance of natural light to flood the space while providing views of the garden. The room benefits from a radiator and multiple power sockets, making it suitable for year-round use. A door provides direct access to the front garden, while an opening leads through to the kitchen, creating a practical and versatile additional reception area ideal for relaxing, dining, or entertaining.

### Wc

A separate WC fitted with a low-level toilet, benefiting from tiled flooring and fully tiled walls for a clean and practical finish. The room also features a radiator and a frosted double-glazed window providing natural light while maintaining privacy.

### Bathroom

A well-presented bathroom featuring tiled flooring and fully tiled walls, offering a Clean and easy-to-maintain finish. The suite comprises a panel-enclosed bath with shower attachment, wash hand basin with useful storage cupboard beneath, and a heated towel rail for added comfort. A frosted double-glazed window to the rear aspect provides natural light while maintaining privacy, completing this practical and attractive space.

### Bedroom 1

14' x 11' 5" ( 4.27m x 3.48m )

A spacious and well-presented principal bedroom featuring attractive vinyl flooring and dual-aspect double-glazed windows to the front and rear, allowing plenty of natural light throughout the day. The room benefits from a radiator and offers ample space for a double bed and additional bedroom furniture, including two wardrobes. A door leads to the first-floor landing, making this a bright, comfortable, and generously proportioned main bedroom.

### Bedroom 2

14' 1" x 8' ( 4.29m x 2.44m )

A generously sized second bedroom featuring attractive vinyl flooring and a double-glazed window to the rear aspect, providing a bright and comfortable living space. The room benefits from a built in Storage, radiator, and ample space for a double bed and additional furniture, such as a desk. A door leads to the first-floor landing, making this a well-proportioned and versatile bedroom suitable for a range of uses.

### Bedroom 3

9' 11" x 8' 3" ( 3.02m x 2.51m )

Vinyl flooring and a double-glazed window to the side aspect, providing plenty of natural light. The room benefits from a radiator, ample power sockets, and space for a double bed and freestanding wardrobe. A door leads to the first-floor landing, making this a comfortable and versatile bedroom suitable for a variety of uses, including a guest room, child's bedroom, or home office.

### Garden

A generously sized wrap-around garden offering a wonderful outdoor space for both relaxation and entertaining. The garden is designed to be low maintenance and enjoys a high degree of privacy, being largely non-overlooked. There is ample space for outdoor seating, patio furniture, and storage, with patio areas providing ideal spots for hosting family and friends. The garden also benefits from direct access from both the conservatory and sun room, creating an excellent flow between indoor and outdoor living. Additionally, there is a useful outbuilding equipped with power, offering versatile space for storage, a workshop, or hobby room. A fantastic feature of the property, this well-maintained garden provides plenty of room to enjoy throughout the year.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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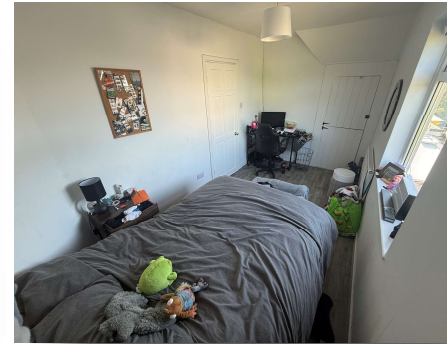
## **Mill Lane, Campsea Ashe, Woodbridge**

- Off Road Parking
- Generous Wrap Around Garden
- Well Maintained Interior
- Out Building
- 2 Conservatories

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**william h brown**



**01728 723923**



[Framlingham@williamhbrown.co.uk](mailto:Framlingham@williamhbrown.co.uk)



26 Market Hill, Framlingham, WOODBRIDGE,  
Suffolk, IP13 9AN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**