



**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

# £375,000



Please note the marker reflects the  
postcode not the actual property

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