



Crag Cottage Fenn Lane, Newbourne Woodbridge IP12 4NZ

welcome to

Crag Cottage Fenn Lane, Newbourne Woodbridge

Located in sought after village of Newbourne, at the end of a private road, this attractive three bedroom detached cottage benefits from ground floor living, attractive landscaped garden and ample parking.



Rear Lobby

Vaulted ceiling with a skylight to the rear, double patio doors to the rear, window to one of the first floor bedrooms. Access through an archway to the...

Utility Hall

6' 3" x 12' 6" (1.91m x 3.81m)

Spotlights, 2 windows to the rear, radiator, floor standing oil fired boiler, plumbing for washing machine, door to master bedroom and bathroom.

Master Bedroom

10' 11" x 15' 3" (3.33m x 4.65m)

Two windows to the front, radiator.

Family Bathroom

Brick walls and tiled floor, obscure glazed window to the rear, extractor fan, shower over the bath, heated towel rail, floating style wash hand basin with mixer tap, low level WC.

Lounge

14' 1" Max. x 11' 6" Max. (4.29m Max. x 3.51m Max.)

Accessed of the rear lobby. Two windows to the front, radiator, exposed brick fireplace with inset log burner, feature wall lighting, shelving around the stairs to bedroom 2, door to the...

Bedroom Two

11' 7" x 12' 7" (3.53m x 3.84m)

Window to front with radiator under, window to rear lobby, eaves storage, stair to the dining room.

Dining Room

11' 6" Max. x 14' 1" Max. (3.51m Max. x 4.29m Max.)

Brick chimney, window and stable style door to the front, under stairs cupboard, door to the kitchen, folding door to the snug. stairs to...

Bedroom Three

12' 7" x 11' 7" (3.84m x 3.53m)

Window to the front with radiator under, window to the rear into the kitchen, eaves storage, feature wall with lighting, stairs down to the dining room.

Kitchen

14' 3" x 6' 6" (4.34m x 1.98m)

Vaulted ceiling, brick floor, Velux window to rear, window to the third bedroom, two windows to the rear, range of wall and base mounted units, one and a quarter drainer sink, worktops and upstand, built-in oven, hob, extractor fan, space for appliances.

Snug

10' 4" x 8' 7" (3.15m x 2.62m)

Triple folding doors from the dining room, window to the front, patio doors to the side on to a courtyard, access to the...

Shower Room

Walk-in double shower with rain head and hand held, inset ceiling spotlights, extractor fan, heated towel rail, obscure glazed window to the rear, pedestal wash hand basin with mixer tap and unit under, tiled walls, low level WC, bidet, shaver sockets,

Outside

The beautifully landscaped garden with pathway to secluded seating areas. There is a circular lawned area with brick retaining wall behind. A pathway leads to a banked area planted with a selection of mature shrubs. To the side of the property there is a courtyard area bordered by a brick wall, ideal for alfresco dining. There is also a rear patio area and side access to the front. There is a small storage shed and a larger shed with window to the front and stable style door, with power connected.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

Crag Cottage Fenn Lane, Newbourne Woodbridge

- Quiet Location
- Close to Award Winning Pub
- Three Double Bedrooms
- Beautiful Cottage Gardens
- Ample Parking

Tenure: Freehold EPC Rating: F

Council Tax Band: D

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109287 - 0004

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