

A well appointed and spacious, four-bedroom detached family home, located a short walk from the amenities of the popular village of Orford within Suffolk's Heritage Coast.



Guide Price

£425,000

Freehold

Ref: P7790/B

Address

19 Potkins Lane
Orford
Woodbridge
Suffolk IP12 2SS



Entrance hall, cloakroom, kitchen/breakfast room, sitting room, dining room and conservatory. Four good-sized bedrooms and a family bathroom. Enclosed gardens to front and rear. Private driveway providing off-road parking. Single attached garage.

Contact Us



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Location

19 Potkins Lane is located within walking distance of all that Orford has to offer. Orford is considered to be one of East Suffolk's most desirable villages, with shops, cafes, pubs and restaurants. It boasts the Pump Street Bakery, which was a finalist in the BBC Food and Farming Awards, and Butley Orford Oysterage, which is run by the Pinney family. There are various pubs including The King's Head, the Jolly Sailor and The Crown & Castle. The village also has a distinct twelfth century castle where one can visit the keep and climb to the top of the tower for beautiful views of the estuary, spit and out to sea. There is sailing on the Ore River and dining cruises on the Lady Florence. The quay is popular for the Riverside Tea Room, crabbing and walking on the river wall. It is also home to Orford Sailing Club. Within easy driving distance are Snape, Aldeburgh, Woodbridge and Wickham Market. Trains to London's Liverpool Street connect at Ipswich, Woodbridge, Melton and Wickham Market.

Description

19 Potkins Lane was built circa early 1990s and is a spacious four-bedroom detached family home with a single attached garage, situated within a popular development on the outskirts of the coastal village of Orford. The property offers well-laid-out and recently refurbished accommodation, including new flooring throughout the ground floor, fitted kitchen and bathroom, new windows and doors, and the addition of solar panels with a bank of three batteries. The home also benefits from new electric heaters strategically placed throughout the property, which can be operated wirelessly, making this a very efficient family home.

Entering the property from the front, you are welcomed into an entrance hall with stairs rising to the first-floor landing and doors leading to the principal reception rooms, kitchen and cloakroom. The sitting room is a well-proportioned space featuring windows to the side and French-style doors that open to the conservatory, flanked by additional windows. The room is further enhanced by a central red brick fireplace with a recessed wood-burning stove on a tiled hearth. The conservatory enjoys pleasant views over the garden and neighbouring farmland with a door providing direct access to the garden. The dining room has a window to the front. The kitchen/breakfast room is has a window to the rear and a partially glazed door leading out to the garden. The kitchen/breakfast room is fitted with a matching range of wall and base units, a Butler sink with mixer tap recessed into granite work surfaces, and a central island providing additional storage and a breakfast bar. There is space and plumbing for a dishwasher and washing machine, with a dryer above, as well as space for an electric oven with an extractor hood over.

A door from the entrance hall leads to the downstairs cloakroom, which has an obscure window to the side, a close-coupled WC and a pedestal hand-wash basin with tiled splashbacks and a mixer tap over.

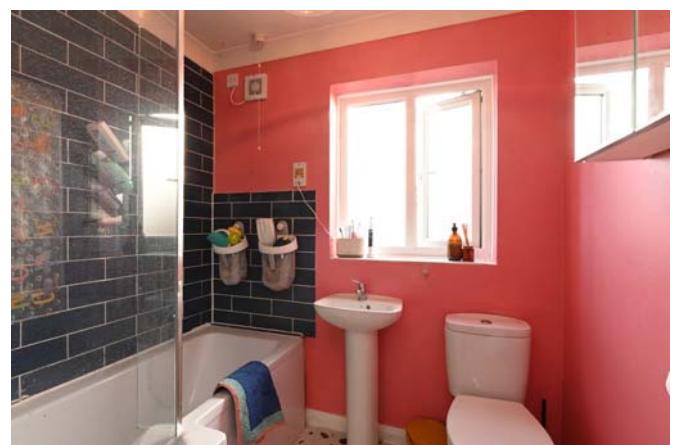
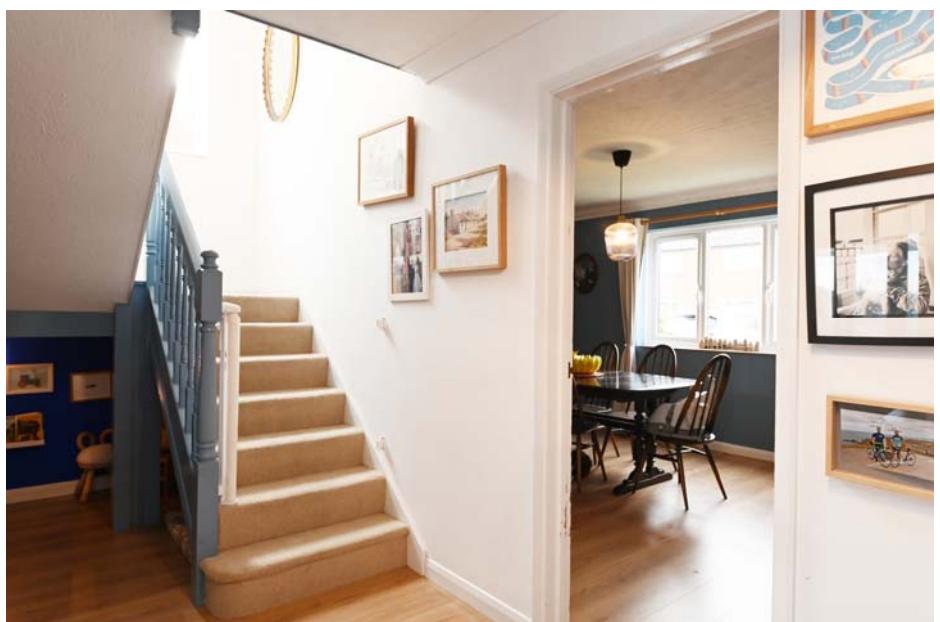
The entrance hall provides a generous amount of understairs storage and stairs rising to the first-floor landing, which is enhanced by a large picture window to the side. The landing is of a good size and incorporates a study area, with doors leading to all bedrooms and the family bathroom. Bedroom one is a good-sized double bedroom with a window to the front. Bedroom two is a further double bedroom with a window to the rear, while bedroom three is also a double bedroom with a rear-facing window. The fourth bedroom is a good-sized single room with a window to the front. The family bathroom is fitted with an obscure window to the side, a shaped bath with mixer tap and shower attachment, a mains-fed shower over with a glass screen, a pedestal hand-wash basin with mixer tap and a close-coupled WC. The bathroom also benefits from a heated towel radiator and an extractor fan.

Outside

The property is approached from the highway via a five-bar gate opening onto a block-paved driveway, providing off-road parking for two vehicles. To the side of the driveway is a lawned garden, all enclosed by post-and-rail fencing. The driveway leads to a single attached garage. The attached single garage benefits from an up-and-over door to the front, a window to the rear and a personnel door to the side, with power and lighting installed, providing useful storage. To the rear of the property is a generous garden featuring a block-paved pathway leading to two terrace areas and surrounding a central lawn with well-stocked flower and shrub borders. The garden is enclosed by panel fencing and enjoys open views over farmland to the rear. The property also benefits from external water tap and power sockets.



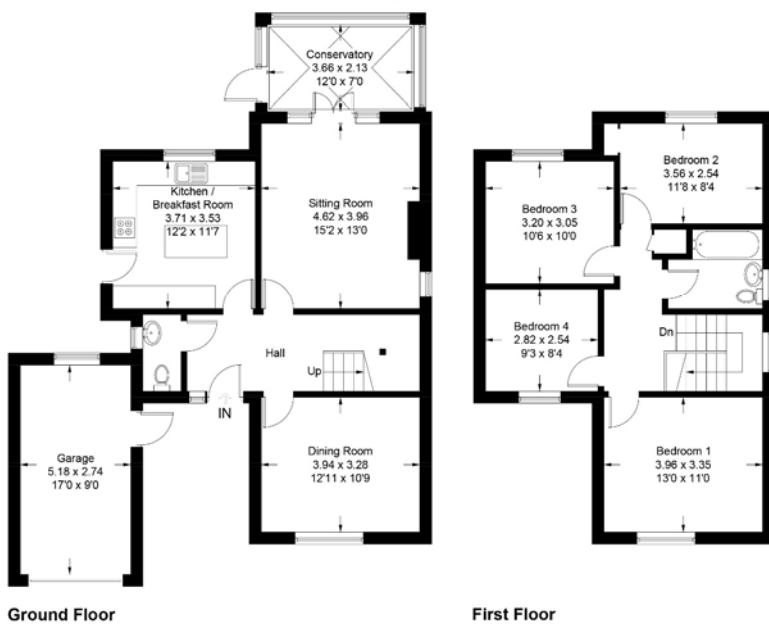






19 Potkins Lane, Orford

Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 141.0 sq m / 1518 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Modern Electric heating, nine solar panels and three batteries.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request).

Council Tax Band D ; £2,205.29 payable per annum 2025/2026

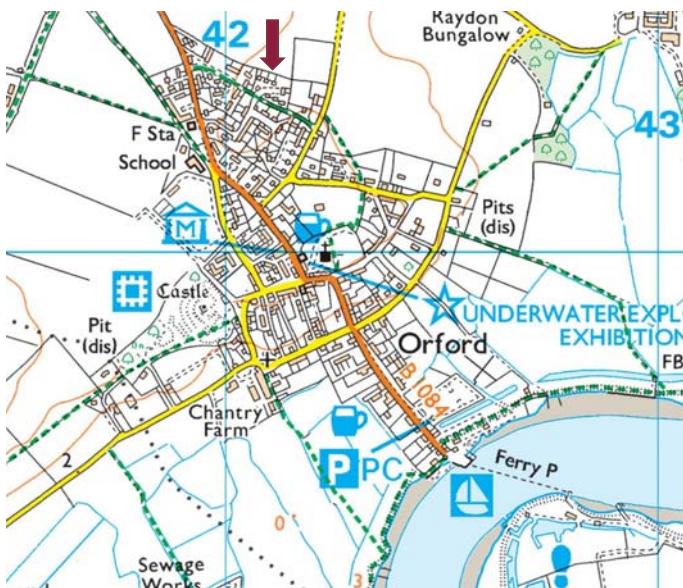
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



Directions

Entering Orford on the B1084, take the first road on the left hand side into Potkins Lane where the property can be found a short distance down on the left hand side.

For those using the What3Words app:
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