



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

SHOP LANE, LITTLE GLEHAM, IP13 0BD

TENURE : FREEHOLD

GUIDE PRICE £625,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU



# THE ACCOMMODATION



## Entrance Hall

With stairs leading off to the first floor, open to the dining room and doors leading to most of the ground floor accommodation.

## Cloakroom

Fitted with WC and wash basin.

**Study** 2.76m x 2.26m (9' 1" x 7' 5")

With window to front aspect.

**Living Room** 5.97m x 3.64m (19' 7" x 11' 11")

Glazed double doors overlooking the garden and giving access to the rear decking area, feature fireplace with inset Tortoise firebox log-burner, and window to front aspect.

**Dining Room** 4.01m x 2.89m (13' 2" x 9' 6")

Glazed double-doors to the rear decking area and further window to rear aspect. 15th century reclaimed door to the Kitchen, exposed brick fireplace with inset stove.

**Kitchen Area** 4.00m x 3.31m (13' 1" x 10' 10")

Fitted with a range of wall and base mounted units including upright unit with built-in dishwasher, fridge, microwave, island unit, calor-gas hob, two electric ovens under and cooker hood above, stainless steel sink/drainer unit, tiled floor, door to the utility room and open to the...

**Family Room** 4.11m x 3.79m (13' 6" x 12' 5")

A superb addition with bi-fold glazed doors leading to the garden, skylight and window to rear aspect, tiled floor with underfloor heating.

**Utility Room** 2.72m x 2.11m (8' 11" x 6' 11")

Fitted with a range of cabinets and work surface, plumbing for washing machine and doors to...

## Cloakroom

Fitted with a WC and wash basin.

## Boot Room

Fitted storage, skylight window and door to outside.



## First Floor Landing

With built-in storage, skylight window and doors to...

**Bedroom One & En-Suite** 4.24m x 3.53m (13' 11" x 11' 7")

A generous double room with dormer window to rear aspect, wood-panelled wall and door to the En-suite which has a shower enclosure, wash basin and WC, fitted storage and window to front aspect.

**Bedroom Two** 4.03m x 3.33m (13' 3" x 10' 11")

Another good double room with window to rear aspect.

**Bedroom Three** 3.23m x 3.02m (10' 7" x 9' 11")

A third double room with window to rear.

**Bedroom Four** 3.86m x 2.26m (12' 8" x 7' 5")

Another good double bedroom with built-in storage and window to front aspect.

## Family Bathroom

Fitted with a WC, wash basin and panelled bath with shower over and skylight window to front aspect.

## Outside

To the front of the is a brick wall and iron fencing enclosing a lawned area, with block paved driveway, EV charging point and side access to the rear garden which has a decked area, lawn and well-stocked beds.

## Outbuilding

A large out-building made up of a garage area and workshop/store measuring approximately 1600 sq. feet overall, with light, power and water connected. The construction is of insulated hollow concrete block, with a concrete floor. Most of the internal walls are not structural so can be removed to open up the building should it be required.

## Services

The property is connected to mains electricity and water. There is no mains gas connection, (There is an oil-fired central heating system), and drainage is via a septic tank.

# THE PROPERTY & LOCATION

A spacious, detached family home built to a high specification in the mid-1990's. The generous accommodation includes four double bedrooms, en-suite and family bathroom, three reception rooms, and large kitchen/family room. There's a very large outbuilding/workshop of around 1600 square feet, off-road parking for several vehicles.

Little Glemham is situated to the north of Woodbridge along the A12, with pretty walks on the doorstep, excellent cycle routes nearby and easy access to the Heritage Coastline. The nearby village of Wickham Market offers a primary school, shops, medical services and a Co-Op store, and the town of Saxmundham to the north offers a Waitrose and Tesco. There are mainline rail stations at Saxmundham and Campsea Ashe, near Wickham Market.



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While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Shop Lane, Little Glemham, IP13 0BD

- Substantial Detached Family Home
- Three Reception Rooms
- Utility & Boot Room
- Oil-Fired Central Heating

- Four Bedrooms
- Kitchen/Family Room
- Large Detached Garage/Workshop
- Popular Village Location

East Suffolk Council Tax Banding : E



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