



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

FERRY ROAD, IP12

TENURE : FREEHOLD

£625,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

A spacious hallway with stairs off to the first floor and doors to...

Living Room 5.66m x 4.08m (18' 7" x 13' 5")

With windows to front and side aspect and glazed double doors to the garden.

Study 3.25m x 2.24m (10' 8" x 7' 4")

Currently set up as a boot-room. With window to rear aspect.



Dining Room 4.48m x 3.94m (14' 8" x 12' 11")

Currently used as a bedroom, with window to front aspect and door to the conservatory.

Conservatory 3.70m x 2.50m (12' 2" x 8' 2")

With access to the garden.

Kitchen/Breakfast Room 4.92m x 4.35m (16' 2" x 14' 3")

Fitted with wall and base units with work surfaces over, electric oven, hob and cooker hood, dishwasher, window to rear aspect and door to the garden.



Utility Room

With plumbing for washing machine, base unit, work surface and window to side aspect. Door to the...

Shower Room

Fitted with a shower enclosure, WC and wash basin.

First Floor Landing

With stairs off to the second floor and doors to...

Bedroom One & En-Suite Shower Room

3.83m x 3.65m (12' 7" x 12')

Measurement provided of bedroom only, including storage. The En-Suite has a walk-in shower, WC and wash basin.

Bedroom Two 4.96m x 3.32m (16' 3" x 10' 11")

Bedroom Three 4.08m x 3.10m (13' 5" x 10' 2")

Bedroom Four 4.09m x 2.45m (13' 5" x 8')

Bathroom

Fitted with a three-piece-suite comprising WC, wash basin and bath with shower over.

Second Floor Landing

With doors to...

Bedroom Five 3.86m x 2.99m (12' 8" x 9' 10")

Bedroom Six 3.72m x 2.95m (12' 2" x 9' 8")

Outside

The property has a wraparound garden, with lawns, well stocked beds, mature trees, a covered decking area perfect for outside entertaining. There's a parking area for several cars and a double garage with a converted office space above.

THE PROPERTY & LOCATION

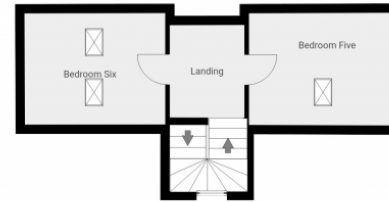
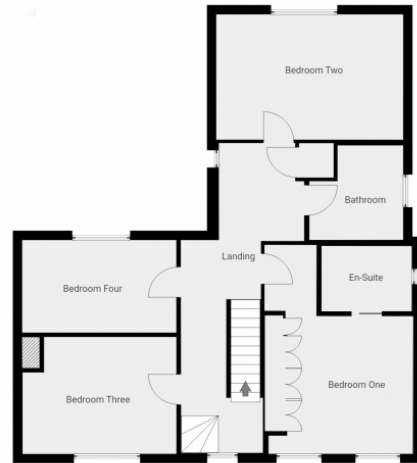
A spacious and well-presented home occupying a generous plot of just over a quarter of an acre within the popular village of Bawdsey. The property has extensive accommodation over three floors including six bedrooms, three bath/shower rooms, a large living room, dining room, a study, (currently set up as a boot room), and a contemporary kitchen/breakfast room. There's superb outside space including a covered entertaining area and a double garage with an office space above.

Bawdsey is a pretty village situated to the southeast of Woodbridge. There are a number of beaches within close proximity including Bawdsey Quay, a fantastic array of country walks and a church, primary school and village hall. Within easy travelling distance, Woodbridge has a mainline rail station, supermarket, and a huge range of shopping, leisure and educational facilities.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Ferry Road, IP12

- **Detached Family Home**
- **Three Reception Rooms**
- **Generous Plot Of Around 0.25 Acre**
- **Solar Panels & Air-Source Heat Pump**
- **Six Bedrooms**
- **Kitchen/Diner**
- **Double Garage With Office Above**
- **Superb Location Close To The Coast**

East Suffolk Council Tax Banding : F



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