



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

EAST LANE, BAWDSEY, IP12 3AP

TENURE : FREEHOLD

GUIDE PRICE £475,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Porch & Hallway

A useful entrance lobby and door in to a hallway with stairs off to the first floor and door to the...

Living Room 5.09m x 3.93m (16' 8" x 12' 11")

(measurement excludes recess) A characterful room with feature fireplace with inset stove, window to front aspect, door through to the kitchen and to the rear hallway with access to the...

Study Area 2.96m x 1.89m (9' 9" x 6' 2")

With window to rear aspect.

Utility/WC 2.42m x 1.98m (7' 11" x 6' 6")

With built-in storage, plumbing for washing machine and work surfaces, and WC.

Boot Room/Cloaks Room 2.09m x 1.81m (6' 10" x 5' 11")

With fitted storage, work surface, window to rear aspect.

Kitchen/Diner 3.96m x 3.24m (13' x 10' 8")

Fitted with wall and base units, with work surfaces, Calor gas cooker point, window to front aspect, glazed double doors leading to the...

Conservatory 3.17m x 3.04m (10' 5" x 10')

With double doors giving access to the garden.

First Floor Landing

With window to rear aspect and doors to...

Bedroom One 4.43m x 3.29m (14' 6" x 10' 10")

A large double bedroom with feature fireplace, built-in double wardrobes and window to front providing beautiful field views plus sea views off to the side and a door to a storage room (2.05m x 1.79m) which could be converted to provide an En-suite (subject to the necessary regs/permission).



Bedroom Two 2.94m x 2.87m (9' 8" x 9' 5")

Another good double room with window to rear aspect and sea views.

Bedroom Three 3.25m x 2.31m (10' 8" x 7' 7")

With built-in wardrobe and window to front aspect and sea views off to the side.

Bedroom Four 3.13m x 2.03m (10' 3" x 6' 8")

With window to rear aspect and sea views.

Shower Room

Fitted with a shower enclosure, WC and wash basin, with tiled walls and a chrome towel radiator.

Second Floor Attic Room 3.26m x 3.41m (10' 8" x 11' 2")

(Only Main area measurement provided) A useful storage space/ hobby room, with further storage spaces open to the main area and a loft room, there's also a...

Shower Room

With shower enclosure, WC and wash basin.

Outside

To the front of the property is an enclosed garden with planting beds. To the side of the property is a driveway providing gated access to the rear garden where there is a large parking area, and a superb home office, with storage area and loft space above. Further storage buildings, greenhouses, large planting area for vegetables. There's a patio area, lawn and numerous planting beds, shrubs and trees.

THE PROPERTY & LOCATION

A superbly situated and well presented semi-detached home of considerable character. There are four bedrooms plus attic room, living room, conservatory and study and views over fields to the front plus you can see the sea from each bedroom. Outside there is plenty of parking, a generous home office and a well stocked garden with large vegetable plots.

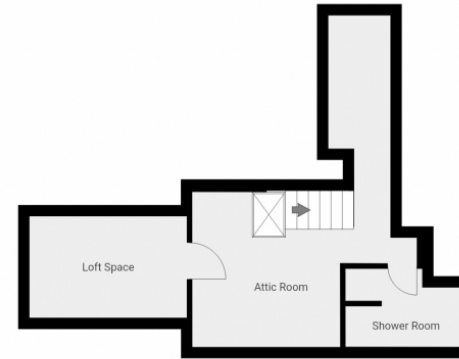
Bawdsey is a pretty village situated to the southeast of Woodbridge. There are a number of beaches within close proximity including Bawdsey Quay, a fantastic array of country walks and a church, primary school and village hall. Within easy travelling distance, Woodbridge has a mainline rail station,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



- Spacious Family Home
- Four Bedrooms
- Study
- Generous Garden & Outbuildings

- Views Over Fields
- Two Shower Rooms
- Oil-Fired Central Heating

Council Tax Banding : B



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU