



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

SWALLOWS CLOSE, HOLLESLEY, IP12 3RW

TENURE : FREEHOLD

GUIDE PRICE £375,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor with storage under and doors to...

Cloakroom

Fitted with a WC and wash basin.

Living Room 4.13m x 4.35m (13' 7" x 14' 3")

(Max measurements Inc bay window) A superbly proportioned living room with bay window to front aspect.



Kitchen/Diner 5.97m x 3.21m (19' 7" x 10' 6")

Fitted with a range of wall and base units with work surfaces over, inset sink/drain unit, built-in electric double oven, hob and cooker hood, plumbing for dishwasher, window to rear, glazed double doors overlooking and giving access to the rear garden, and a further door to the...

Utility Room 1.92m x 1.66m (6' 4" x 5' 5")

With fitted cabinets, plumbing for washing machine, space for tumble dryer and door to outside.



First Floor Landing

With fitted storage and airing cupboard, and doors to...

Bedroom One & En-Suite 3.54m x 2.75m (11' 7" x 9')

(Measurement excludes fitted wardrobes) A generous double room with fitted storage and window to front. Door to the En-Suite Shower Room, which is fitted with a WC, wash basin and large shower enclosure.

Bedroom Two 3.19m x 2.92m (10' 6" x 9' 7")

Another double room with window to rear aspect.

Bedroom Three 3.28m x 2.72m (10' 9" x 8' 11")

A third double bedroom with window to rear aspect.

Bedroom Four 2.60m x 2.58m (8' 6" x 8' 6")

Currently set up as a home office, with window to front aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath, with shower over, tiled splashbacks and towel radiator.

Outside

To the front of the property is a planting area and a path to the front door, with a driveway to the side providing off-road parking for two cars and leading to the garage which has an up-and-over door, power and light connected. The rear garden has a patio area, lawn, planting beds, further deck area, wooden-framed greenhouse and a storage shed.

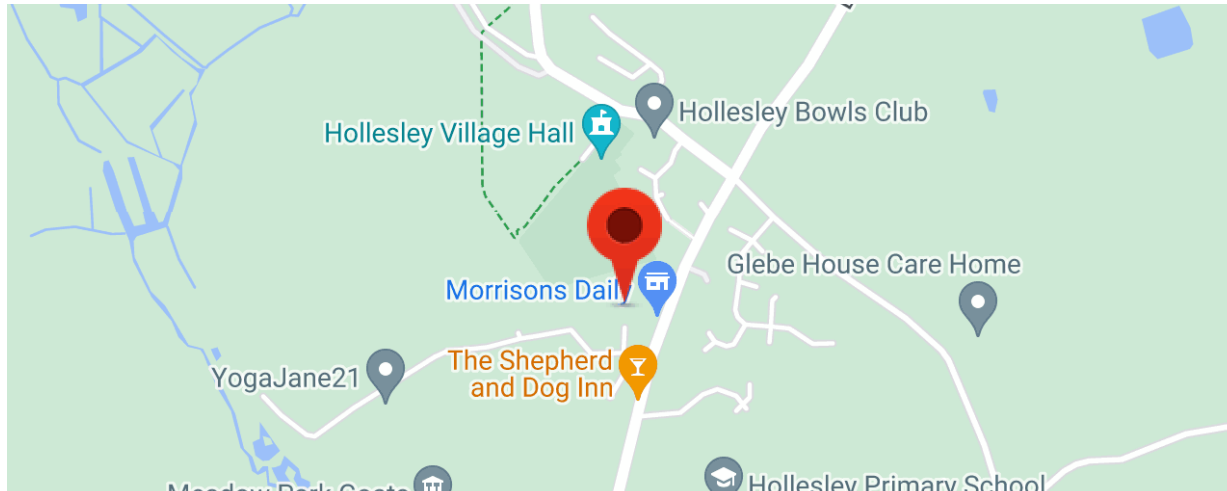
Agents Note

As is commonplace with modern developments, there is an annual management/maintenance charge. The most recent bill amounted to £287.41.

THE PROPERTY & LOCATION

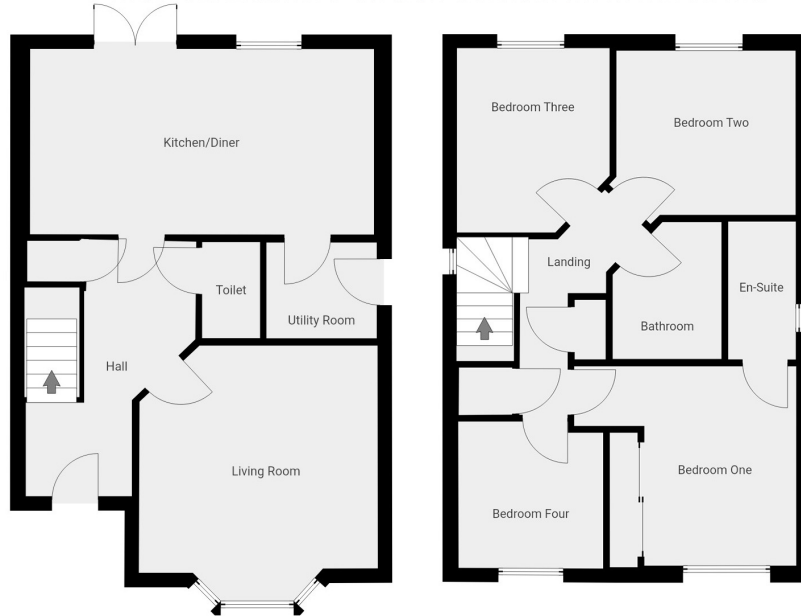
A modern detached home situated within a no-through road in the popular village of Hollesley. The property is well presented throughout and comprises an entrance hall, cloakroom, living room, kitchen/diner, utility room, four bedrooms, an en-suite shower room and family bathroom. There's off road parking and a garage, a central heating system and double glazed windows.

Located in the popular village of Hollesley, approximately 8 miles from Woodbridge. As the largest village of the Bawdsey Peninsular it is well served by a local shop/post office, has a primary school, church and pub. The coast is a short distance away including Shingle Street beach and a wide array of pretty walks over heathland and through the forest.



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		86
(69-80)	C	76	
(55-68)	D		
(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: Swallows Close, Hollesley, IP12 3RW

- **Detached Family Home**
- **Living Room & Kitchen/Diner**
- **Garage & Driveway**
- **Double Glazed Windows**

- **Four Bedrooms**
- **En-Suite & Family Bathroom**
- **Gas Central Heating (LPG)**
- **Pleasant Rear Garden**

Council Tax Banding : D



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