



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HOLLESLEY ROAD, ALDERTON, IP12 3BX

TENURE : FREEHOLD

OFFERS OVER £450,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

A spacious central hallway with built-in storage and doors to most rooms...

Kitchen

5.82m x 2.95m (19' 1" x 9' 8")

A light and airy space with dual aspect windows, a range of wall and base units with work surfaces over, built-in electric double oven, hob and cooker hood, plumbing for dishwasher, tiled splashbacks and door to garage.

Lounge/Diner

7.62m x 3.86m (25' x 12' 8")

A large living room, utilised as a lounge/diner, with feature fireplace, dual aspect windows and glazed sliding doors leading to...

Conservatory

A generously proportioned extra reception room, currently set up as a dining space, that provides a lovely outlook over the garden and door to the same.

Bedroom One

4.29m x 3.33m (14' 1" x 10' 11")

A good-sized double bedroom with box bay window to front aspect and fitted wardrobes, and door to...

En-Suite Shower Room

Fitted with a shower enclosure, WC and wash basin.

Bedroom Two

3.45m x 3.23m (11' 4" x 10' 7")

Another good double bedroom with box bay window to front aspect.

Bedroom Three

3.81m x 2.97m (12' 6" x 9' 9")

A third double bedroom with window to side aspect and fitted wardrobe.

Shower Room

Newly refurbished, fitted with a shower enclosure new electric shower, WC and wash basin.

Garage

5.82m x 3.02m (19' 1" x 9' 11")

With power and light connected, electric remote control up and over door, window to rear aspect, door to outside.

Outside

To the front of the property is a driveway providing ample off-road parking space, with planting beds stocked with mature shrubs. The rear garden has a patio area, lawn, well-stocked beds, mature trees, a greenhouse, a summerhouse and a wood-panelled shed.



THE PROPERTY & LOCATION

A well-presented and spacious detached bungalow occupying a generous plot and comprising an entrance hall, lounge/diner, conservatory, kitchen, three bedrooms, en-suite and further family shower room. There's also an integral garage with driveway, a beautiful garden with summer house, oil-fired central heating system and double glazed windows.

Alderton is a small village on the Bawdsey peninsular, approximately 8 miles from Woodbridge, with a real sense of community. Within walking distance is a village shop, a recreation ground and BOWLS Club as well as the coast. There's plenty of walks through country or along the coast and Bawdsey itself is approximately two miles further on.



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

Address: Alderton, IP12

- Popular Village Location
- Three Bedrooms
- Generous Plot
- Double-Glazed Windows

- Detached Bungalow
- En-Suite & Family Shower Room
- Oil-Fired Central Heating
- Garage & Driveway

East Suffolk Council Tax Banding : D



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