



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.



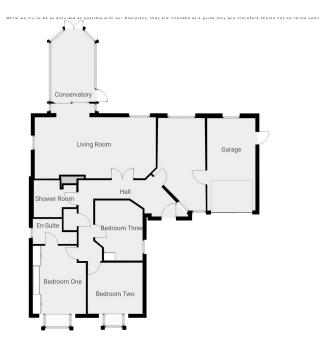


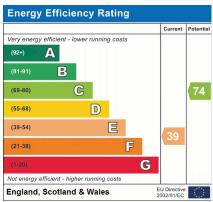












Address: Alderton, IP12

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

East Suffolk Council Tax Banding: D





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



