



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

WATT CLOSE, ALDERTON, IP12 3BY

TENURE : FREEHOLD

GUIDE PRICE £550,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU



## Entrance Porch & Hall

The porch provides an entrance to a spacious hallway with stairs off to the first floor and storage underneath, and doors to...

## Cloakroom

Fitted with WC and vanity cabinet with countertop and inset wash basin.

## Living Room 5.45m x 3.64m (17' 11" x 11' 11")

With wood-burning stove set in to the chimney breast, glazed double doors to rear and front aspect, respectively leading to the garden and to the...

## Garden Room 4.80m x 1.32m (15' 9" x 4' 4")

With door to the front garden.

## Dining Room 4.13m x 3.64m (13' 7" x 11' 11")

A large dining room with window to front aspect.

## Kitchen 4.11m x 3.51m (13' 6" x 11' 6")

(max measurements provided) A good-sized kitchen with room for a breakfast table, fitted with a range of base cabinets and fitted cupboards, work surfaces, built-in electric double oven, hob and cooker hood, inset sink/drain unit, window to rear aspect, door to the side lobby and doorway to the...

## Utility Room 2.50m x 1.83m (8' 2" x 6')

With cabinets and work surfaces, plumbing for washing machine and window to rear aspect.

## Side Lobby

With built-in storage spaces and access to the front garden and drive area. There's a further storage room accessed from the passageway to the rear garden.



## First Floor Landing

With airing cupboard, window to the rear in the stairwell.

## Bedroom One 5.45m x 3.62m (17' 11" x 11' 11")

A large bedroom with dual aspect windows, built-in double wardrobe and fitted wink unit.

## Bedroom Two 4.15m x 3.62m (13' 7" x 11' 11")

Another large room with window to front aspect and built-in wardrobe.

## Bedroom Three 4.02m x 3.51m (13' 2" x 11' 6")

A third double room with window to front and rear aspect and built-in wardrobe.

## Bedroom Four 3.32m x 2.50m (10' 11" x 8' 2")

A good-sized fourth bedroom with built-in wardrobe.

## Bathroom & Separate WC

The bathroom has a wash basin and panelled bath with tiled splashbacks, with separate WC.

## Outside

To the side of the property is a driveway providing off-road parking and access to the garage, which has an up-and-over door. A pedestrian gate leads to the wrap-around garden, which is mostly lawned, with well-stocked beds, mature trees and shrubs. The positioning of the property at the end of the close and the road access leads us to believe that there is some "hope value" applicable as there appears to be potential to develop the site further should someone wish to, subject to the relevant planning approval.

## THE PROPERTY & LOCATION

A spacious detached family home with no onward chain, situated on a generous plot at the end of a close offering a superb opportunity for a project; either simply updating the existing home or potentially with scope for an additional dwelling (subject to planning permission). The accommodation comprises an entrance hall, two reception rooms, kitchen, utility room, cloakroom, four good-sized bedrooms, bathroom and separate WC.

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.



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While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



- Generous Plot Of Nearly Half An Acre
- Potential Development (STPP)
- Garage & Driveway
- Oil-Fired Central Heating & Double Glazed Windows
- Four Bedrooms
- No Onward Chain
- Distant Sea Views

Council Tax Banding : C



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