



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BOULGE ROAD, HASKETON, IP13 6LA

TENURE : FREEHOLD

GUIDE PRICE £400,000

- Semi-Detached Character Home
- Three Bedrooms
- Village Location
- Two Home Offices / Studios
- 0.25 Acre Plot
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, and doors to...

Living Room 4.24m x 3.22m (13' 11" x 10' 7")

A good-sized living room with open fire and window to front aspect.

Kitchen/Diner 5.16m x 3.20m (16' 11" x 10' 6")

(Max measurements provided) Fitted with a range of wall and base cabinets with work surfaces over, inset sink/drain unit, electric cooker point, windows to front and rear aspect, understairs storage and door to...



Rear Lobby

With plumbing for washing machine, door to the garden and doors to...

Bathroom

Fitted with a panelled bath with shower over and wash basin, and window to rear aspect.



Separate WC

Fitted with WC and wash basin.

First Floor Landing

With doors to...

Bedroom One 4.24m x 3.22m (13' 11" x 10' 7")

(Max measurements provided) With windows to front and rear aspect, storage cupboard and an En-Suite Cloakroom, fitted with a WC and wash basin.

Bedroom Two 2.73m x 2.84m (8' 11" x 9' 4")

With window to front aspect.

Bedroom Three 2.60m x 2.24m (8' 6" x 7' 4")

Window to rear aspect.

Outside

To the front of the property is a well-stocked garden with shrubs, flowers and trees. To the side is a parking area and pedestrian access to the rear garden, which has a generous patio area with a covered entertaining area, two storage sheds (each approx 3m x 2.4m), and two outside Studio / Home Offices (4.2m x 2.4m & 3.6m x 2.4m respectively). The garden is beautifully well-stocked with a huge variety of plants with pleasant seating areas. To the rear of the garden is a vegetable patch area with two greenhouses and a fruit cage/chicken coop.

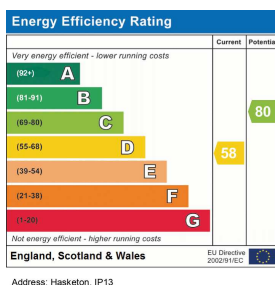
THE PROPERTY & LOCATION

A well-maintained, character semi-detached home occupying a generous plot of around a quarter of an acre, with superb rural views and outbuildings including two home office/studios. The accommodation comprises an entrance hall, living room, kitchen/diner, bathroom and separate WC, three bedrooms and an en-suite cloakroom. There's an air-source heat pump, double-glazed windows and no onward chain.

The pretty village of Hasketon is situated on the outskirts of Woodbridge and offers a rural setting with a church and country walks. The location provides easy access to Woodbridge where there is the beautiful River Deben, excellent educational provision for both primary and secondary in the state and private sector, mainline railway station and a thriving town centre with both boutique and national shops.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : B

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
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REGISTERED NUMBER: 9421778
REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

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