

9A The Meadows, Hollesley, Woodbridge, IP12 3FA



Freehold

Guide Price

£280,000

Subject to contract

3 bedrooms
1 reception room
1 bathroom



A modern and beautifully presented three bedroom semi detached home, with off road parking and fantastic accommodation, in the delightful village of Hollesley, just 2 miles from Shingle Street, a well kept secret of the Suffolk Coast.

Some details

General information

A modern and beautifully presented three bedroom semi detached home with off road parking and fantastic accommodation. Situated in the delightful village of Hollesley, just 2 miles from Shingle Street, a well kept secret of the Suffolk Coast.

The front door opens into the spacious hallway which has stairs rising to the first floor, an under stairs storage cupboard and gives access to the remaining ground floor accommodation. The downstairs cloakroom is at the entrance of the hallway and has been fitted with a low level wc and a wash hand basin. A door from the hallway leads into the kitchen which has a window to the front aspect and has been fitted with a variety of white gloss eye and base level units with wood effect worktops over and an inset sink and drainer. There is space for a washing machine, condensing tumble dryer and fridge freezer. There is an electric oven with a hob and extractor fan over. The sitting/dining room has double doors and a window to the rear aspect overlooking the garden.

The first floor accommodation comprises of three bedrooms and the main family bathroom. Bedrooms one and three have windows to the rear aspect, whilst bedroom two has a window to the front aspect. The main bathroom has been tastefully decorated and has been fitted with a bath with shower over, a low level wc and a wash hand basin. There is a further cupboard accessed from the landing which currently houses the hot water tank.

WC

6' 01" x 2' 09" (1.85m x 0.84m)

Kitchen/breakfast room

12' 07" x 9' 10 (max)" (3.84m x 3m)

Sitting/dining room

16' 09" x 12' 08 (max)" (5.11m x 3.86m)

Bedroom one

12' 08" x 9' 06" (3.86m x 2.9m)

Bedroom two

12' 06" x 9' 06" (3.68m x 2.9m)

Bedroom three

9' 01" x 6' 11" (2.77m x 2.11m)

Bathroom

6' 11" x 6' 0" (2.11m x 1.83m)

Outside

The property is approached via a block paved driveway, which provides off road parking for multiple vehicles. There is a path that leads to the front door with a lawned side garden running alongside. A gate to the side of the property gives

access to a side passage and onto the rear garden.

The rear garden is mostly laid to lawn with a patio area providing excellent space for outdoor furniture. To the rear of the garden there is a hardstanding that provides space for a garden shed.

Location

Hollesley village benefits from a local shop, primary school, public house and village hall. Shingle Street, a well kept secret of the Suffolk Coast is close by as are many walks within the surrounding countryside including Rendlesham and Sutton Forest. For the riding enthusiast Poplar Park Equestrian facilities are also close by. Sutton Hoo is approximately 6 miles and the popular market town of Woodbridge is approximately 8 miles away with an excellent range of amenities, schools, a station as well as the focal point of the River Deben.

Important information

Council Tax Band - C

Services - we understand that mains water, drainage and electricity are supplied to the property. Heating and hot water is serviced via an air source heat pump, with underfloor heating on the ground floor and radiators on the first floor.

Tenure - Freehold

We understand from the sellers that the communal areas are maintained by a private management company. There are no regular annual payments, but residents will be responsible for the cost of upkeep when the need arises.

EPC rating - C

Directions

From our Woodbridge office, proceed along onto Melton Road and then turn right onto the A1152. Continue along this road and at the roundabout, proceed over onto the B1083 via the 2nd exit. Continue along this road and then take the left hand turn onto Heath Road and proceed past Sutton and the Rock Barracks. Continue along Heath Road and into the village of Hollesley. At the crossroads, proceed straight over onto Rectory Way, and then take the right hand turn into Mallard Way. Follow the road along and proceed onto The Meadows, where the property can be found further along on the right hand side.

Further information

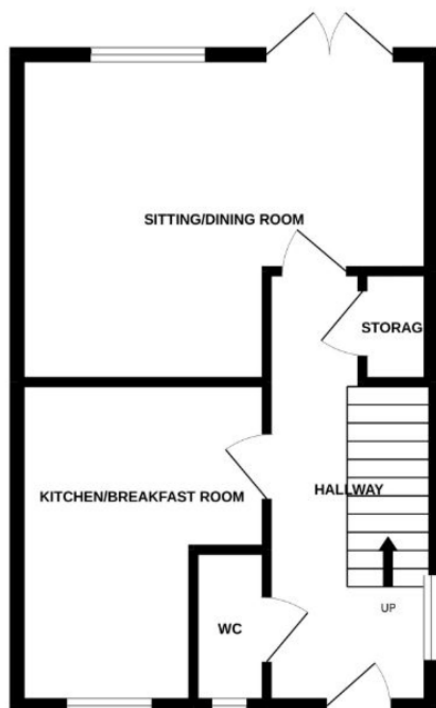
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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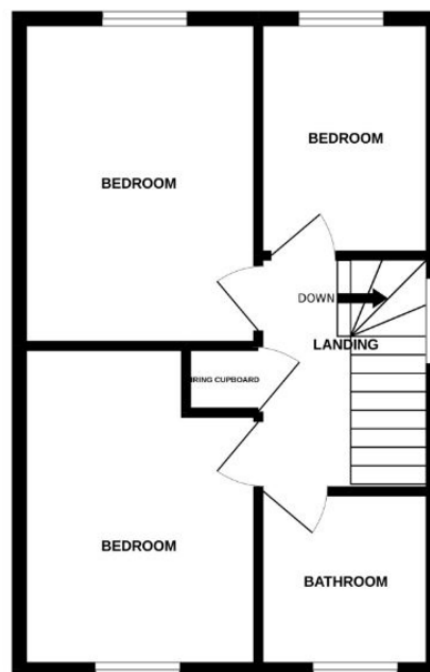
Viewing

To make an appointment to view this property please call us on 01394 333346.

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or book a viewing

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