

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Snape Road

Sudbourne, Woodbridge, IP12 2AT

Guide price £350,000



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Summary Continued

There are timber replacement double glazed windows throughout, there is recess ceiling spotlighting.

The entire cottage has a lovely character feel to it.

To the rear is a small enclosed westerly facing garden with a patio area and an absolute suntrap ideal for sitting out having a morning cuppa, an afternoon glass of wine or alfresco dining.

Adjacent to the property is a shared gravel driveway which leads to a sturdy cart lodge at the rear certainly big enough for the parking of an average size vehicle. In the eaves of the cart lodge it also has its own loft storage space with fitted ladder and there is an additional shed and log store behind the cart lodge.

Situated in one of the most idyllic locations Sudbourne is in the Suffolk Coast and Heaths area of outstanding natural beauty lies mid-way between Snape Maltings and the delightful village of Orford. Orford itself has a primary school, an excellent array of shops, pubs, cafes and restaurants famous for its ancient castle and scenic riverside location.

Orford also has a post office and doctors surgery and boasting a bakery. An absolute haven for the sailing fraternity with sailing clubs near Aldeburgh and Woodbridge.

The Snape Maltings complex in the riverside village of Snape is famous for its Maltings concert hall and additional pubs and restaurants.

Sudbourne is on the doorstep of Tunstall forest full of nature with walks, bridle paths making this property ideal for anyone with dogs or children and would also make

an excellent holiday home.

The village of Sudbourne also has the famous Captain's Wood and is within the AONB.

Front Garden

A small front garden which is laid to grass with gravel driveway at the side of the property that leads to

Sun Room/Dining room

A beautiful extension which was fitted by SEH for the current owners approximately five years ago. The triple aspect extension is both south and westerly facing making this a lovely sunny room for a good part of the day with feature pendant lighting, it is of double glazed construction with French doors opening out into the rear garden and part glazed door to side with contemporary style tiled flooring.

Kitchen/Breakfast Room

16'9" x 11'10" (5.11m x 3.61m)

A luxury kitchen with superb range of cottage style units comprising base drawers cupboards and eye level units, ample worksurfaces, integrated oven and hob, additional wall mounted cupboards, extractor fan, window to side with fitted louvre shutter blinds, door opening through to lounge, wall mounted electric panel heater, tiled floor, one and a half bowl sink unit, small integrated dishwasher and feature character wall lights.

Dining Area

8'1" x 7'2" (2.46m x 2.18m)

An additional worksurface, plumbing and space for a washing machine under, additional triple full height fitted unit plus eye level double cupboards, panelling and an additional cupboard under worksurface, recess ceiling spotlights.

Lounge

11'8" x 18'8" (3.56m x 5.69m)

The lounge is the full width of the front of the property and is easterly facing making this a lovely sunny and pleasant room in the mornings. The focal point of the room is the lovely fireplace incorporating a wood burner with tiled hearth in arched brick recess ,feature character wall light points and two wall mounted electric heaters and a picture light.

Landing

Bedroom One

11'10" x 10'0" (3.6151 x 3.0560)

Radiator, window to front with louvre fitted shutter blinds.

En-Suite

7'9" x 5'7" (2.3859 x 1.7086)

With feature coastal style wood flooring, panelled bath with shower attachment over taps, fitted shower screen and fully tiled walls in bath / shower area, window to front with fitted louvre shutter blinds, W.C., heated towel rail and a wash hand basin.

Bedroom Two

11'10" x 10'11" (3.6169 x 3.3286)

Family Bathroom

7'10"x 3'10" (2.4127x 1.1818)

Panel bath with shower attachment over taps, wash basin and W.C., window to the rear, recess ceiling spotlights,access to the loft space, tiled flooring and wooden panelling to one wall.

Rear Garden

Enclosed by panel fencing, westerly facing, completely un-overlooked from the rear with a patio area ideal for a table and chairs, sheltered, secluded and an absolute sun trap ideal for having a morning cuppa, an afternoon glass of wine or alfresco dining.

The garden has flower / shrub areas enclosed by railway sleepers and there is a pedestrian gate which leads out to the side gravelled driveway which is shared with the neighbouring property and has an outside power point.

Cart Lodge

Easily big enough to accommodate a hatchback vehicle and it has its own loft space complete with loft hatch and fitted loft ladder to make the most of the ample eaves storage space. Behind the cart lodge is a 8' deep shed and open log store.

Surrounding Woodland

Sudbourne is on the doorstep of Tunstall forest full of nature with walks, bridle paths making this property ideal for anyone with dogs or children and would also make

an excellent holiday home.

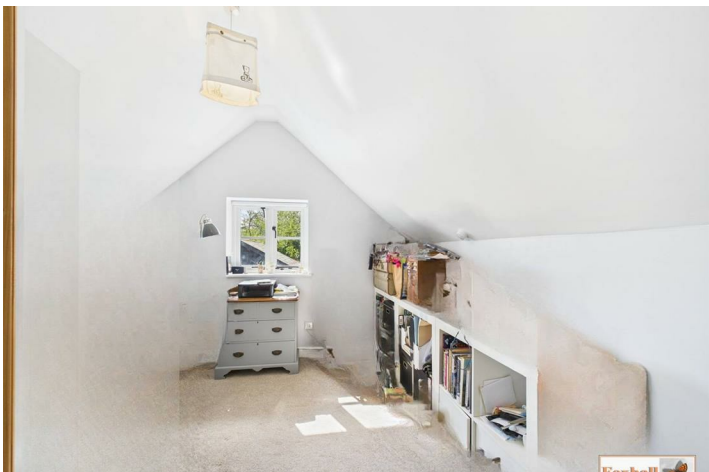
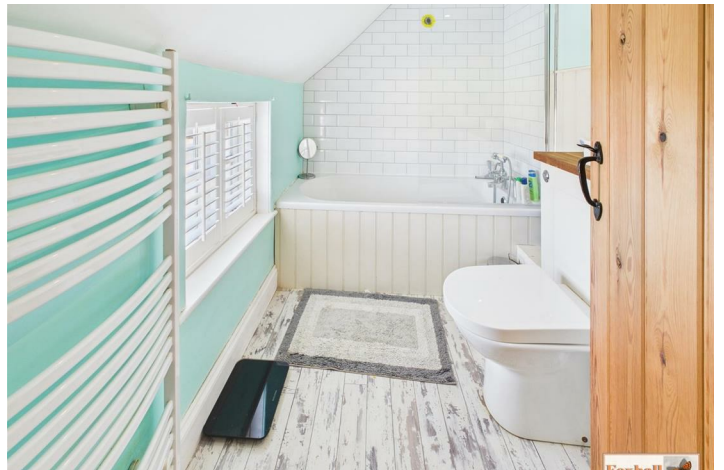
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Agents Note

Tenure - Freehold

Council Tax Band C





Road Map



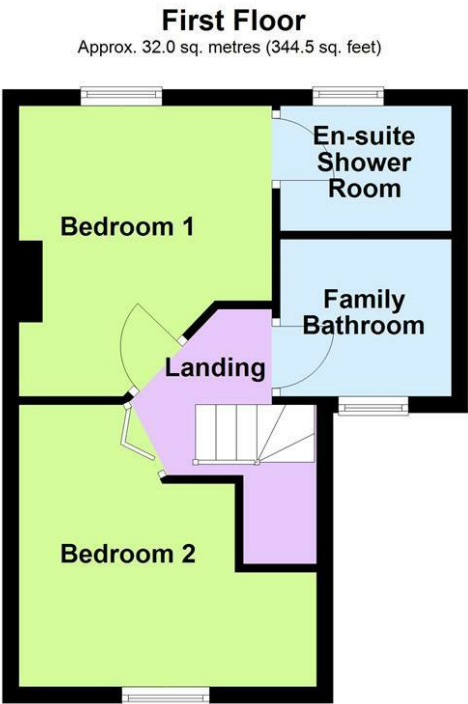
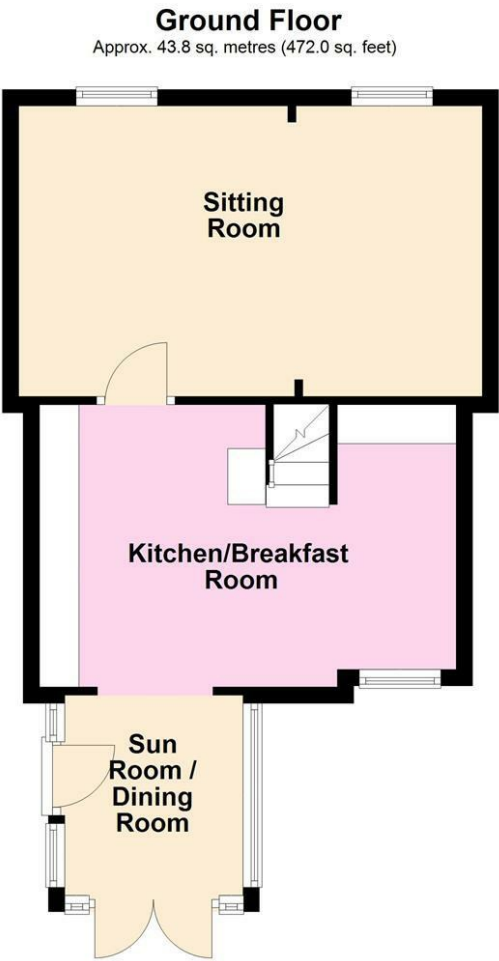
Hybrid Map



Terrain Map



Floor Plan

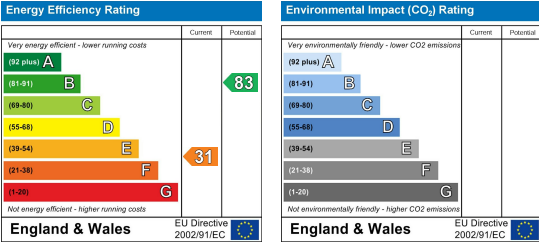


Total area: approx. 75.8 sq. metres (816.4 sq. feet)

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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