



Charles Wright

PROPERTIES

Selling Properties the Wright Way



Glebelands Cliff Road

Waldringfield, Woodbridge, IP12 4QL

Offers in excess of £500,000



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Description

A chalet house set in gardens of about half an acre with outstanding views out across the valley and the River Deben. The property is in need of modernisation and has potential to redevelop subject to planning permission being sought. The property itself benefits from double glazing and has an oil central heating. It lends itself to either be extended or perhaps knocked down and relocated on the plot subject to planning.

Location

Waldringfield is a highly sort after village on the southern banks of the River Deben with its excellent facilities associated with the river including the Sailing Club and River walks, along an area of Outstanding Natural Beauty. It offers an excellent primary school, registered as Good by Ofsted and a popular pub on the waterfront. Martlesham Heath retail park is close at hand and offers a variety of shopping outlets, whilst Ipswich the County town of Suffolk offers a variety of shopping and recreational facilities. Schooling in this part of Suffolk is excellent, with a wide choice of schools in both the private and public sectors.

Entrance Hall

12'9 x 6'5 (3.89m x 1.96m)

Double glazed doors, stairs to first floor with understairs cupboard and radiator.

Cloakroom

6'6 x 2'8 (1.98m x 0.81m)

Double glazed window to rear, low level wc and wall mounted wash hand basin.

Sitting Room

17'4 x 16'2 (5.28m x 4.93m)

Double glazed bay window to front with window bench, further double glazed window to side, red brick fireplace and two radiators.

Breakfast Room

10'5 x 8'5 (3.18m x 2.57m)

Double glazed window to side, oil fired boiler and radiator. Door to

Kitchen

10'5 x 8'5 (3.18m x 2.57m)

Double glazed window to rear, fitted units incorporating sink unit and single drainer with cupboards and drawers under, adjacent work surfaces with cupboards under. Pantry, door to outside and radiator.

Landing

Access to loft and fitted linen cupboard.

Bedroom One

14'1 x 10'6 (4.29m x 3.20m)

Double glazed window to front, eaves cupboard, vaulted ceiling and radiator.

Bedroom Two

10'6 x 9'7 (3.20m x 2.92m)

Double glazed window to rear, eaves cupboard, vaulted ceiling and radiator.

Bathroom

Panelled bath and independent shower unit, low level wc, pedestal wash basin, Double glazed window to side and radiator.

Outside and Gardens

The property is set well back from Cliff road with a shingle drive running to the property and garage beyond. There is lawn to either side and mature shrubs with established hedging to one side.

The garden widens to the rear with a lawn area leading onto an informal garden with two mature oaks backing onto a natural valley of farm land with a view over the River Deben. In all gardens are approaching half an acre.

Agents Note

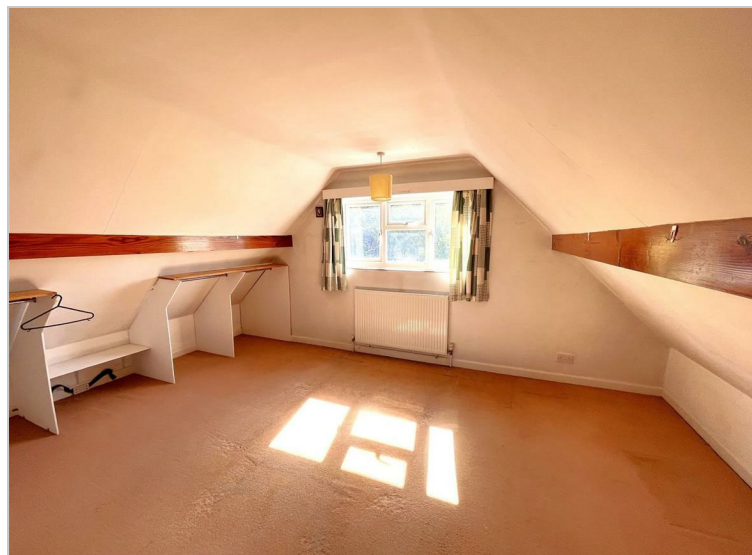
Services: Mains water, electricity and drainage are connected to the property.

Tenure: Freehold

Council: East Suffolk

EPC: Band E

Council Tax: Band D



Road Map



Hybrid Map



Terrain Map



Floor Plan

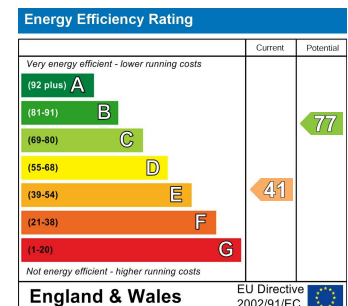


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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