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PROPERTIES

Selling Properties the Wright Way



## 9 Oak Drive

Aldringham, IP16 4FN

**Guide price £349,950**

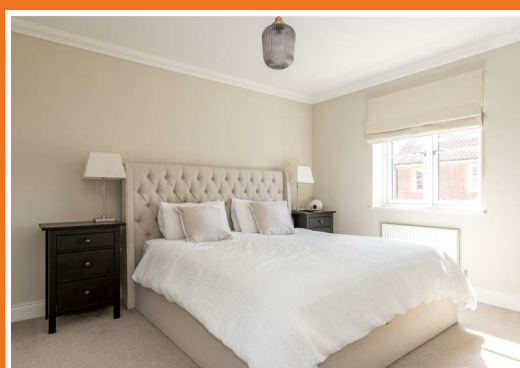




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## Description

A spacious three bedroom link attached home built by Hopkin Homes situated within easy access to the popular Town of Leiston. The property is immaculately presented throughout with accommodation comprising an entrance hall, sitting room with built in media wall, a cloakroom, understairs storage, a good sized kitchen/dining room with fitted appliances and space for a dining table, three double bedrooms, an ensuite and family bathroom. The garage has been converted to create an outside studio with power, lighting and bi-folding doors. Double glazing is fitted throughout and the property is heated via a gas central heating system.

## Location

Aldringham village is located about two miles south of the well served town of Leiston and the nearby market town of Saxmundham. Saxmundham not only contains a Waitrose and Tesco's supermarkets, but also a branch railway station which, with a change at Ipswich onto the Inter-City line, leads to London Liverpool Street. The Suffolk Heritage Coast has a reputation of Outstanding Natural Beauty and includes a vast network of footpaths along river banks and through woodlands and nature reserves, as well as being approximately two hours to London via both train and car.

## Entrance hall

Double glazed door to front, radiator, doors to ground floor accommodation and wood effect flooring.

## Sitting room

15'03 x 10'09 (4.65m x 3.28m)

Double glazed window to front, radiator, media wall with built in storage and carpet flooring.

## Kitchen/dining room

17'07 x 9'03 (5.36m x 2.82m)

Double glazed window to rear, double glazed double doors to rear, matching eye level and base units with worktops above, integrated oven with extractor above, integrated hob, space for a fridge/freezer, space for a washing machine, space for a dishwasher, radiator and tiled flooring.

## Cloakroom

7'09 x 5'06 (2.36m x 1.68m)

Double glazed window to side, low level wc, vanity unit housing the sink, radiator and wood effect flooring.

## First floor landing

Doors to first floor accommodation, radiator, airing cupboard and loft access.

## Bedroom one

13'00 x 10'11 (3.96m x 3.33m)

Double glazed window to front, radiator, fitted double wardrobes and carpet flooring.

## Ensuite

6'05 x 5'09 (1.96m x 1.75m)

Double glazed window to front, shower cubicle, wash basin, low level wc and radiator.

## Bedroom two

16'08 x 10'02 (5.08m x 3.10m)

Double glazed window to front, Velux window to rear, two radiators and carpet flooring.

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### Bedroom three

9'06 x 9'03 (2.90m x 2.82m)

Double glazed window to rear, radiator, fitted wardrobe and carpet flooring.

### Bathroom

7'09' x 5'06 (2.36m' x 1.68m)

Double glazed window to rear, panelled bath with shower above, low level wc, wall mounted wash basin, radiator and wood effect flooring.

### Outside and gardens

The rear garden enjoys a south westerly aspect with a large sandstone patio with the remainder of the garden laid to lawn enclosed with fencing and hedging. The garage has been converted to create an outside studio space ideal for home working measuring 16'03 x 9'08 and has power connected.

### Services

We understand that mains gas, electric, water and drainage are connect to the property.

Tenure: Freehold

Council tax: D

Epc rating: B



Road Map



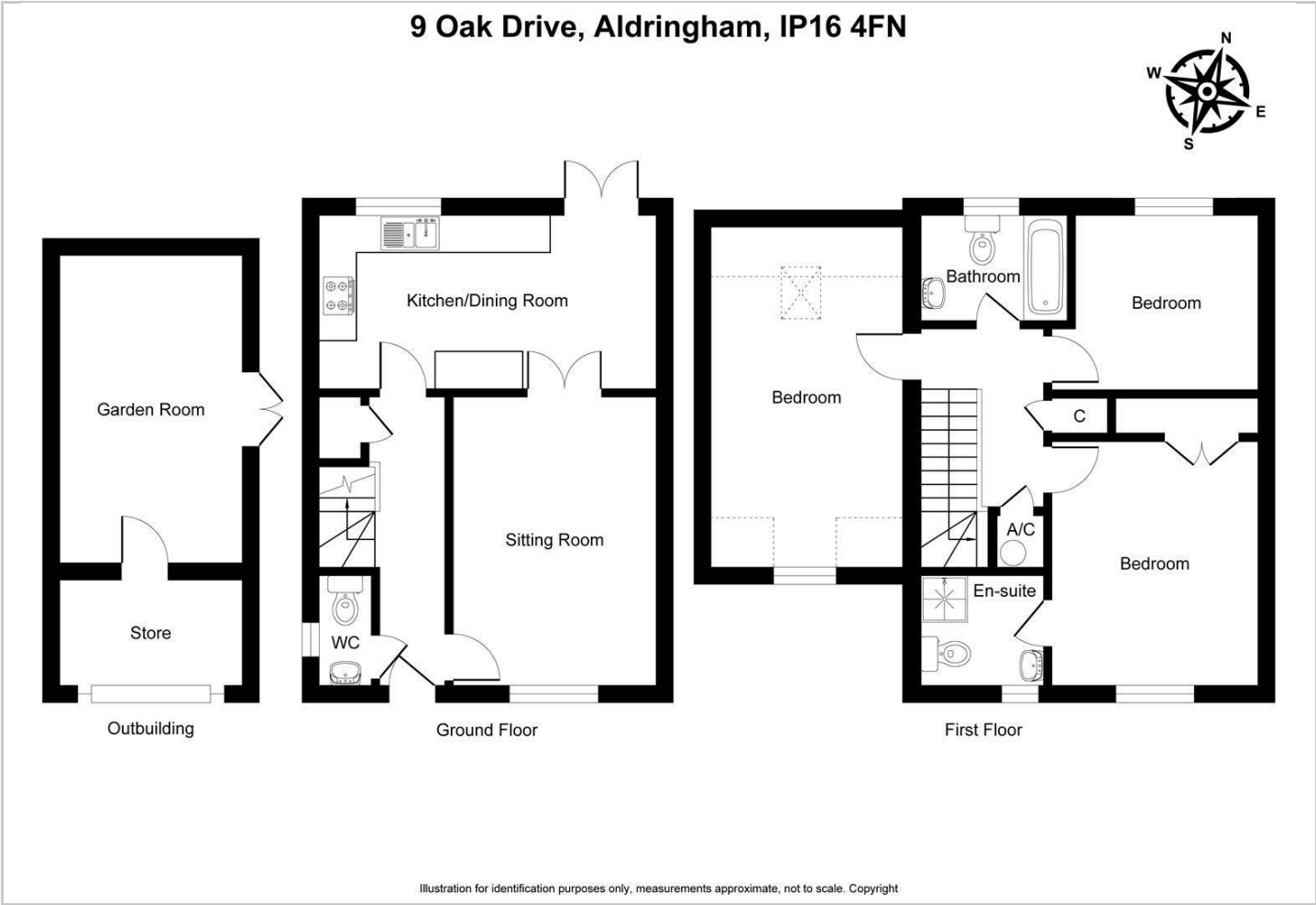
Hybrid Map



Terrain Map



Floor Plan

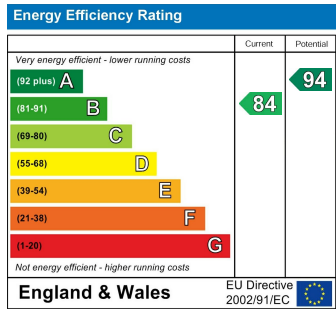


Viewing

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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