



Hammerand Red House Farm Lane, Bawdsey Woodbridge IP12 3AN

welcome to

Hammerand Red House Farm Lane, Bawdsey Woodbridge

Situated in a picturesque village setting, with field views, a short distance from the coast, this extended four bedroom detached family home is in need of some modernisation, but offers ample accommodation and benefits from a large double garage, driveway parking and mature gardens.



Entrance Porch

With door to...

Entrance Hall

With storage cupboard, radiator and door to the garage, access to the...

Bathroom

Suite comprising bath with shower over and tiled surround, low level WC, pedestal wash hand basin, heated towel rail, obscure glazed window to rear, water softener,

Garage

Window to rear, power and light connected, plumbing for a washing machine, built-in work benches.

Lounge

Irregular Shaped Room 18' 10" Max. x 20' 11" Max. (5.74m Max. x 6.38m)

Window to the front, 2 doors to the kitchen, side access into the conservatory, 2 radiators, chimney breast with inset dual fuel stove.

Conservatory

9' 7" x 12' 6" (2.92m x 3.81m)

Mainly brick built, with UPVC roof and front, window to dining room, tiled flooring, power connected.

Dining Room

18' 6" Max. x 13' 4" Max. (5.64m Max. x 4.06m Max.)

Patio doors to the rear garden, window to the conservatory with radiator under, window to the rear with radiator under.

Kitchen

Irregular Shaped Room 10' 5" Max. x 18' 8" Max. (3.17m Max. x 5.69m)

There is a door and window to the rear, window to the side with sink under, a range of wall and base mounted units, electric oven and hob, oil range for the hot water and central heating, radiator.

First Floor Landing

Airing cupboard housing the hot water tank, radiator, access to loft space, which is insulated and partly boarded.

Master Bedroom

18' 11" Max. x 10' 11" Max. (5.77m Max. x 3.33m Max.)

Two windows to the rear of the property overlooking the garden, and with wide ranging views towards the sea and Shingle Street. Radiator

En-Suite

With plumbing for walk-in shower, with tiled surround.

Bedroom Two

8' 10" x 15' 11" (2.69m x 4.85m)

Window to the front of the property, with views towards fields, the sea and Bawdsey Cove. Radiator under, built-in wardrobes.

Bedroom Three

17' 1" x 8' 5" (5.21m x 2.57m)

Dual aspect with windows to front and rear, radiator.

Bedroom Four

9' 9" x 12' 9" (2.97m x 3.89m)

Window to front with radiator under.

Bathroom

Suite comprising bath, low level WC, pedestal wash hand basin, part tiled walls, window to side and radiator.

Outside

Front

To the front there is driveway parking leading to the double garage.

Rear

To the rear the garden is well established with a variety of mature shrubs, climbers, spring bulbs and cyclamen. There is good potential and space to grow your own fruit and vegetables, and make use of the large greenhouse. Relaxing spaces within the garden include a wildlife pond and flower beds. There is also a summerhouse, with power connected.

Septic tank and oil tank, with side access to the front of the house.



check out more properties at williamhbrown.co.uk



welcome to

Hammerand Red House Farm Lane, Bawdsey Woodbridge

- Extended Four Bedroom Detached Family Home
- Proximity to the Sea
- Lounge and Dining Room
- Conservatory
- Double Garage & Parking

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
WBG108691 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk