



Duncton The Street, Hollesley Woodbridge IP12 3QU

welcome to

Duncton The Street, Hollesley Woodbridge

Situated in the popular village of Hollesley, this three bedroom detached family home offers spacious living accommodation and benefits from garage and parking.



Entrance Hall

Two storage cupboards, radiator, open under the stairs, obscure glazed window, door through to the kitchen/diner, vaulted ceiling, spotlights plus feature light, door to the garage. Access to the

Shower Room

Tiled walk-in shower with corner wash hand basin, obscure glazed window to the rear, low level WC and extractor fan.

Kitchen / Diner

20' Max. x 15' 2" Max. (6.10m Max. x 4.62m Max.)
Fitted with a range of wall units with spotlights under, and base mounted units. Built-in mid height oven, microwave, Rayburn wood fuelled oven, gas hob unit, granite worktops and granite upstand with tiled splashback over, sink with drainer and mixer tap, fitted Bosch appliances, extractor hood, breakfast bar. Oak framed extension to the side with windows and patio doors to the garden, oak flooring.

Utility Room

9' 4" x 5' 10" (2.84m x 1.78m)
Wall and base mounted units, tiled splashback, inset spotlights, radiator, tiled floor, space for white goods, modular sink.

Lounge

14' 11" Max. x 17' 11" Max. (4.55m Max. x 5.46m Max.)
Accessed off the entrance hall. Square bay window to the front of the property. windows to the front and side, radiator, tiled hearth with log burner, open to the kitchen/diner.

First Floor Landing

Open over the stairs looking into the entrance.
Radiator, Shelved airing cupboard, access to the loft.

Master Bedroom

15' 11" x 12' 6" (4.85m x 3.81m)
Dual aspect room with dormer window to the side wand window to the front with radiator under, built-in full-length wardrobes, inset ceiling spotlights.

Bedroom Two

11' 5" x 10' 3" (3.48m x 3.12m)
Window to rear, inset ceiling spotlights, radiator.

Bedroom Three

11' 7" Max. x 9' 5" Max. (3.53m Max. x 2.87m Max.)
Dormer window to the side, radiator under.

Shower Room

Obscure glazed window to rear, Velux window to side. Walk-in shower, pedestal wash hand basin, low level WC, radiator and heated towel rail, inset ceiling spotlights, tiled walls, wood effect flooring.

Outside Front

To the front of the property there is ample parking and side access to the rear.

Garage

With up and over door, light and power connected, door to the rear, overhead storage, oil fired boiler, water softener, consumer unit 3 fuse electric.

Rear

The rear attractive, secluded, rear garden commences with a patio seating/dining area with pergola over. The remainder of the garden is mainly laid to lawn, with a raised bed, trees and shrub borders, together with a further seating area and space for a shed.



view this property online williamhbrown.co.uk/Property/WBG108799



welcome to

Duncton The Street, Hollesley Woodbridge

- Spacious Detached Family Home
- Three Good Size Bedrooms
- Generous Sized Living Accommodation
- Ground Floor Shower Room
- Garage and Parking

Tenure: Freehold EPC Rating: D

£525,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBG108799](https://www.williamhbrown.co.uk/Property/WBG108799)



Property Ref:
WBG108799 - 0003

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