



Fox Hill, Hollesley Woodbridge IP12 3RD

welcome to

Fox Hill, Hollesley Woodbridge

With views to the church, this beautifully presented four bedroom detached family home has been extended in recent times, and now offers good sized accommodation, together with ample parking and a garage.



Entrance Hall

With inset doormat, wood laminate flooring, vertical wall radiator, cloak cupboard and under the stairs storage cupboard, Nest heating controls, glass paned double doors to the dining room, door to the...

Cloakroom

Fitted with a two piece suite comprising low level WC, wash hand basin with tiled splashback over, obscure glazed window to front, heated towel rail.

Lounge

11' 9" x 19' 7" (3.58m x 5.97m)

Inset log burner on a slate hearth, window to front with radiator under, radiator to side, patio doors to a decking area to the rear. Access to the...

Study

10' 9" x 7' 8" (3.28m x 2.34m)

A dual aspect room with windows to front and rear, radiator, vaulted ceiling with Velux window front and rear, USB sockets.

Dining Room

11' 11" Max. x 11' 5" Max. (3.63m Max. x 3.48m Max.)

Window to the rear with views to the church. radiator under, glass paned double doors to the entrance hall, under stairs storage cupboard. Access to the...

Kitchen / Breakfast Room

17' 5" x 12' 9" (5.31m x 3.89m)

Two windows to the side and patio doors to the rear. Tiled floor with underfloor heating, a range of wall and base mounted units, worktops with upstand over, one and a quarter drainer sink with mixer tap. Built-in oven, hob and extractor hood, space for white goods. Access to the...

Utility Room

5' 2" x 10' 11" (1.57m x 3.33m)

Window to the front, sink with drainer and mixer tap and filtered water tap, base units with upstand over, wall cupboard with modern consumer unit, tiled floor with underfloor heating, space for 2 appliances, door to side, oil fired boiler.

First Floor Landing

Airing cupboard housing the water tank. Two sun tunnels, access to part boarded loft via a built-in ladder and electric light.

Master Bedroom

11' 8" x 12' 9" (3.56m x 3.89m)

Window to the rear with radiator under, built-in wardrobe, feature spotlights. Access to the...

En-Suite

Suite comprising walk-in shower, low level WC, wash hand basin, fully tiled walls and floor, heated towel rail, extractor fan, inset ceiling spotlights, obscure glazed window to side, shaver sockets.

Bedroom Two

11' 11" Max. x 10' 8" Max. (3.63m Max. x 3.25m Max.)

Window to front with radiator under, space for wardrobes.

Bedroom Three

8' 7" Max. x 13' 2" Max. (2.62m Max. x 4.01m Max.)

Built-in wardrobes, window to rear with views to the church, radiator under.

Bedroom Four

9' 1" x 9' 3" (2.77m x 2.82m)

Window to the front with radiator under, over the stairs storage cupboard housing the controls for the solar panels.

Family Bathroom

Suite comprising bath with shower over, tiled surround, pedestal wash basin with splashback over, low level WC, radiator, extractor fan, shaver sockets, obscure glazed window to rear.

Outside Front

To the front there is a block paved driveway providing ample parking and giving access to the garage, flanked by two oak posts with automatic lighting. There is also external auto lighting to both the front and rear doors. To one side of the driveway there is dwarf brick wall separating the driveway from a small, planted area with personal gate to the rear. To the other side there is a side pedestrian gate to the rear and a lawn with a seating area surrounded by shrubs. The garden to the front is bordered by Estate Fencing. There is also an EV charging point, an enclosed water softener and external tap.

Garage

With electric roller door, power and light connected, window to side with privacy glass, overhead storage.

Rear Garden

The mainly walled rear garden is fully enclosed, with a patio seating area with pergola over with climbing roses. The remainder of the garden is laid to lawn, with flower and shrub borders. There is a greenhouse, and summerhouse with power connected, log store and oil tank, outside water tap and power socket.



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welcome to

Fox Hill, Hollesley Woodbridge

- Beautifully Presented Accommodation
- Village Location with Views to the Church
- Four Good Sized Bedrooms plus Study
- En-Suite to the Master Bedroom
- Lounge with Log Burner

Tenure: Freehold EPC Rating: C

£480,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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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@williambrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williambrown.co.uk