



**Oak Hill, Hollesley Woodbridge IP12 3JY**

**welcome to**

## **Oak Hill, Hollesley Woodbridge**

A spacious three bedroom semi-detached family home in the village of Hollesley, situated close to local amenities and backing onto fields.



### Entrance Hall

Wall mounted radiator, under stairs storage cupboards with a window to the utility room.

### Lounge

11' 10" Max x 13' 10" Max ( 3.61m Max x 4.22m Max )  
Bay window to the front, open fireplace with a tiled hearth and wood mantle. Radiator.

### Kitchen Diner

18' 2" Max x 12' 11" Max ( 5.54m Max x 3.94m Max )  
Open plan kitchen diner in an L shape, electric wall mounted fire, window rear, radiator under. A mix of wall and base mounted units with led feature lighting over. Wood effect worktops with tiled splashback, window to the rear with sink under. Built in oven hobs and extractor hood over. Space for a washing machine. Door to the...

### Utility Room

5' x 10' 1" ( 1.52m x 3.07m )  
Doors to the front and rear with windows over, space for multiple appliances.

### Landing

Window over the stairs, radiator and loft hatch.

### Bedroom One

11' 9" Max x 11' 7" Max ( 3.58m Max x 3.53m Max )  
Window to the front, radiator, space to build in wardrobes around the chimney breast.

### Bedroom Two

12' 11" Max x 10' 11" Max ( 3.94m Max x 3.33m Max )  
Window to the rear, radiator, built in cupboard with immersion tank.

### Bedroom Three

9' 5" x 6' 11" ( 2.87m x 2.11m )  
Window rear, radiator.

### Bathroom

Tiled floor, partially tiled walls, shower over bath, frosted window to the front, pedestal hand wash basin, toilet, radiator.

### Front Garden

bordered by a low wall, the front garden is mainly lawn with flower and shrub beds. Paths leading to the front and side doors.

### Rear Garden

Commencing with a patio seating area great for entertaining. a path leads you up into the main lawned area which is bordered with mature shrubs and trees, then towards a large pond with more mature plants. to the rear of the garden there is a large workshop with double doors, windows and power. There is both a side and back gate, the latter leading to the community playing fields with equipment and then the fields beyond.



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## **Oak Hill, Hollesley Woodbridge**

- Open plan Kitchen Diner
- Field views to the rear
- Situated on a quiet road
- Open fireplace
- No Onward Chain

Tenure: Freehold EPC Rating: D

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG108991 - 0002

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**william h brown**



**01394 380280**



[Woodbridge@williamhbrown.co.uk](mailto:Woodbridge@williamhbrown.co.uk)



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**