



**Tall Tree's The Street, Hollesley Woodbridge IP12 3QU**



**welcome to**

## **Tall Tree's The Street, Hollesley Woodbridge**

Originally two properties converted in to one, this character three bedroom detached family home offers spacious, well propertyed accommodation, on a plot of approximately a quarter of an acre.



## Outside Front

Approached via a shingle driveway, providing off road parking for a number of vehicles, giving access to the...

## Entrance Porch

Wall lighting, tiled floor, ample space for shoe and cloaks storage, access to the...

## Cloakroom

Obscure glazed window to the rear, low level WC, floating style wash hand basin with tiled splashback, tiled floor.

## Lounge

28' 9" Max. x 11' 8" Max. ( 8.76m Max. x 3.56m Max. )  
Four windows to the front, 2 radiators, fireplace with bressummer beam over and inset log-burner set on a tiled hearth, built-in shelving to one side, built-in storage cupboards. Access to the...

## Conservatory

11' 3" x 16' ( 3.43m x 4.88m )  
Currently used as a dining room. UPVC roof and windows to the front sides and rear, radiator, exposed brick wall, herringbone style flooring, patio doors to the rear.

## Study

9' 10" x 8' 2" ( 3.00m x 2.49m )  
French doors to the rear, radiator, doors to the inner hall and lounge, radiator, wall lights.

## Inner Hall

Under stairs storage cupboard, window over the stairs. Access to the...

## Kitchen

17' 4" Max. x 11' 9" Max. ( 5.28m Max. x 3.58m Max. )  
Part vaulted ceiling, Velux window to the rear, window to the rear with one and a quarter drainer sink with mixer tap under. Fitted with a range of wall and base mounted units with wood worktops and upstand, double range, inset ceiling spotlights, tiled floor, space for an island unit, part panelled walls, door to the side and french doors to the garden. part under-floor heating.

## First Floor Landing

Access to...

## Bedroom One

11' 6" Max. x 15' 3" Max. ( 3.51m Max. x 4.65m Max. )  
Window to the front with radiator under, panelled ceiling, loft hatch.

## Bedroom Two

11' 7" Max. x 12' 8" Max. ( 3.53m Max. x 3.86m Max. )  
Window to the front with radiator under, chimney breast, loft hatch.

## Bedroom Three

8' Max. x 9' 11" Max. ( 2.44m Max. x 3.02m Max. )  
Velux window to the rear, window to the side with radiator under, wall lighting.

## Bathroom

Tiled walk-in shower cubicle with power shower, obscure glazed window to the side, pedestal wash hand basin, low level WC, bath with hand held attachment, tiled surround, radiator, storage cupboard, inset ceiling spotlights, extractor fan, Velux window to the rear.

## Rear Garden

The private, south facing, rear garden is tiered, commencing with the lower level which has a patio area leading around to the sides and the rear of the conservatory, where there are storage sheds. A retaining wall with steps up to the main garden area, which is mainly laid to lawn and planted with mature shrub beds and borders and a number of seating areas. To the rear there is a hedge border. A patio area with summerhouse.



***view this property online*** [williamhbrown.co.uk/Property/WBG109120](http://williamhbrown.co.uk/Property/WBG109120)



welcome to

## Tall Tree's The Street, Hollesley Woodbridge

- Character Three Bedroom Detached
- Cottage Style Garden
- Character Features
- Multiple Reception Rooms
- Good Size Bedrooms

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

**£550,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBG109120](https://williamhbrown.co.uk/Property/WBG109120)



Property Ref:  
WBG109120 - 0002

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



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



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