



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



**welcome to**

## **Oak Hill, Hollesley Woodbridge**

Overlooking fields to the rear, this spacious five bedroom semi-detached family home offers well proportioned accommodation, together with garage and driveway, nestled along a private cul de sac.



## Outside Front

The property is approached via a driveway, with pathway to the entrance door. The garden is enclosed by a wall, to the front.

## Entrance Hall

Radiator, open under the stairs, storage cupboard.

## Lounge

13' 2" Max. x 13' 11" Max. ( 4.01m Max. x 4.24m Max. )  
Bay window to front with radiator inset, chimney-breast with inset log burner on a tiled hearth.

## Kitchen / Diner

19' 10" Max. x 13' 8" Max. ( 6.05m Max. x 4.17m Max. )  
Double doors to the conservatory, radiator, window to the rear. One an quarter drainer sink with mixer tap over, tiled splashback. Fitted with a range of wall and base mounted units with lighting under, built-in oven, grill and hob. Door to the...

## Utility Room

9' 11" Max. x 10' 4" Max. ( 3.02m Max. x 3.15m Max. )  
Window to the rear, sink and drainer with mixer tap, range of wall and base mounted units, tiled splashback, tiled floor, space for washing machine, door to the side in to the garden. Door to the garage and WC.

## Cloakroom

Obscure glazed window to the side, floating style wash hand basin with mixer tap and splashback, radiator, tiled floor, low level WC.

## Conservatory

19' 2" x 10' 1" ( 5.84m x 3.07m )  
Quarter brick construction with windows to the sides and rear, double doors to the dining room and to the garden, tiled floor, UPVC obscure glazed roof.

## First Floor Landing

Glass block window to bedroom four, loft hatch with ladder attached.

## Master Bedroom

12' 2" x 11' 8" ( 3.71m x 3.56m )  
Two windows to the front, radiator, chimney breast.

## Shower Room

Obscure glazed window to the side, low level WC, shower cubicle with Aquaboard surround, low level WC, heated towel rail, wash hand basin with mixer tap and unit under, extractor fan.

## Bedroom Two

11' 8" x 11' 10" ( 3.56m x 3.61m )  
Window to the rear with field views, radiator under, full length wardrobes.

## Bedroom Three

9' 7" x 10' 11" ( 2.92m x 3.33m )  
window to the front with radiator under, glass blocks window to the landing.

## Bedroom Four

13' 6" Max. x 9' 6" Max. ( 4.11m Max. x 2.90m Max. )  
Window to the rear with radiator under. Field views.

## Bedroom Five

7' 10" Max. x 8' 9" Max. ( 2.39m Max. x 2.67m Max. )  
Window to the front, radiator.

## Family Bathroom

Obscure glazed window to the rear, part tiled walls, shower over Jacuzzi style P-shaped bath with screen attached, Aquaboard surround, low level WC with concealed cistern, sink with mixer tap and unit under, tiled splashback, extractor fan.

## Outside

### Rear Garden

Overlooking fields to the rear, the west facing garden is mainly laid to lawn and is planted with a selection of mature trees and hedge borders. A pathway leads down to the bottom of the garden where there is a shed. There is a decked seating area beneath one of the trees.

## Garage

With up and over door to the front and internal door from the utility, power and light connected,



***view this property online*** [williamhbrown.co.uk/Property/WBG109084](http://williamhbrown.co.uk/Property/WBG109084)



welcome to

## Oak Hill, Hollesley Woodbridge

- Spacious Five Bedroom Semi-detached House
- Popular Village Location
- Stunning Field Views to Rear
- Ample Living Accommodation
- Shower Room and Family Bathroom

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

**£375,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBG109084](https://williamhbrown.co.uk/Property/WBG109084)



Property Ref:  
WBG109084 - 0006

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)**