



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,



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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

Offers in Excess of
£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109084 - 0007

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