



PORTFOLIO
from



william h brown

Green Acres, Hacheston, Woodbridge, IP13 0EX

Green Acres, Hacheston, Woodbridge, IP13 0EX

Surrounded by fields, this extended four bedroom detached property, with its range of outbuildings, offers spacious accommodation together with the potential to run a business from home.



Front

The property is approached via multiple driveways, one giving access to the double garage and the other to the detached office, to the rear.

Covered Porch

With door to the...

Entrance Hall

Wood flooring, window to the side, doors to front and rear, radiator, under the stairs cupboard, fitted bureau unit. Double doors to the kitchen/diner and door to the...

Cloakroom

Tiled floor and half tiled walls, low level WC, heated towel rail, wash hand basin with mixer tap and unit under, extractor fan.

Drawing Room

13' 5" Max. x 15' 4" Max. (4.09m Max. x 4.67m Max.)
Accessed off the entrance hall. A dual aspect room with bay window to the front and window to the side, exposed floorboards, fireplace with inset log burner on a tiled hearth.



Living Room

30' 4" Max. x 12' 10" Max. (9.25m Max. x 3.91m Max.)
Accessed off the entrance hall. Two windows to the front, French doors to the side, 2 radiators, brick fireplace with grate and an ornate guard on a tiled hearth.

Bedroom One

18' 1" Max. x 11' 6" Max. (5.51m Max. x 3.51m Max.)
Window to the rear with radiator under, French doors to the side leading out to the garden, fitted wardrobes, access to the...

En-Suite Wet Room

Walk-in double shower with tiled walls, heated towel rail, low level WC, pedestal wash hand basin with mixer tap, inset ceiling spotlights, extractor fan.

Bedroom Two

17' 10" Max. x 12' 8" Max. (5.44m Max. x 3.86m Max.)
Storage cupboard, fitted wardrobes and bedside units, further fitted wardrobe with sliding doors, window to the rear overlooking the garden, skylight to the front, access to the...

En-Suite

Tiled walls and floor, heated towel rail, low level WC, shower cubicle, shaver sockets, pedestal wash hand basin with mixer tap, inset ceiling spotlights, extractor fan.

Kitchen/Diner

25' 1" Max. x 13' 1" Max. (7.65m Max. x 3.99m Max.)

Window to the rear, Butler sink with mixer tap and filtered tap, part vaulted ceiling with 2 Velux windows to the side, stain glass porthole style window to the rear, inset ceiling spotlights, radiator, tiled floor. Marble worktop and upstand, double Aga with extractor hood over, and Belling cooker, range of wall and base mounted units, radiator, wine rack, pantry cupboard with window to the side, door to the...

Utility Room

6' 9" x 7' 1" (2.06m x 2.16m)

Door to the side, window and door to the front and window to the rear. Base mounted units, sink with drainer and mixer tap, plumbing for washing machine, electric heater.

First Floor Landing

Window to the rear, access to...

Bedroom Three

13' 5" Max. x 13' 3" Max. (4.09m Max. x 4.04m Max.)

A dual aspect room with windows to the front and window to the side, built-in wardrobe cupboard, further built-in wardrobe, access to the...

Jack & Jill Bathroom

Window to the side, vertical wall radiator, heated towel rail, tiled floor, part panelled walls, claw foot bath, with hand held head, walk-in shower with rain and hand held heads, pedestal wash hand basin, low level WC, bidet, inset ceiling spotlights, storage cupboard, loft hatch.





Bedroom Four

12' 4" Max. x 12' 11" Max. (3.76m Max. x 3.94m Max.)

A dual aspect room with windows to the front and side, radiator.

Garden

The wrap around garden is mainly laid to lawn, interspersed with mature trees and shrubs. There is a paved seating area with pergola over. A path leads to the outbuildings consisting of the two kennels, office, double garage and studio. To the side of the property there is a driveway for parking.

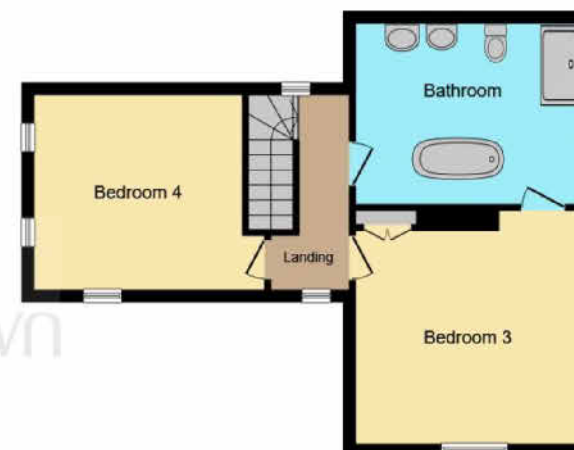
Double Garage

With twin up and over doors to the front.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Green Acres, Hacheston, Woodbridge, IP13 0EX

Set on a good size plot of approximately 0.7 of an acre, in a secluded location, on the edge of the Glevering Hall Estate, surrounded by fields, this extended four bedroom detached property offers versatile family size accommodation amounting to 211 square metres together with a range of outbuildings comprising a double garage and ample parking, detached studio/potential holiday let, two detached kennel blocks (comprising of 20 kennels) and a detached office, offering the potential for conversion to a separate work from home office or other usage, such as office spaces/studios.

£1,300,000

- Secluded Location Overlooking Fields
- Extended Detached Family Home
- Range of Outbuildings Offering Business Potential
- Set on a Plot of Approx. 0.7 of an Acre

EPC Rating: E

Council Tax Band: E

Tenure: Freehold

PORTFOLIO
from


william h brown



To find out more information or to arrange a viewing call

01394 380280

or email Woodbridge@williamhbrown.co.uk

16 Church Street, Woodbridge, Suffolk IP12 1DH

williamhbrown.co.uk

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.

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.

