



## Sudbourne, Woodbridge

Guide Price £340,000

- No Onward Chain
- Two Double Bedrooms & Two Bathrooms
- Spacious Kitchen/Dining Room
- Immaculately Presented Home
- Oil Central Heating & Double Glazing
- Cloak & Utility Rooms
- Close to the Alde & Tunstall Forest
- Garden & Two Parking Spaces
- EPC - B

# Hyde Park Corner, Sudbourne

A stylish modern village house at the edge of the hamlet of Sudbourne perfect for access to Orford and Tunstall Forest. Sudbourne is a welcoming village with a strong community spirit, centred around its modern village hall and easy access to Farlingaye High School in Woodbridge via the local school bus. Just down the road, Orford is renowned for its medieval castle, National Trust-managed Orford Ness nature reserve, and the famous Pinney's of Orford and Pump Street Bakery. With three excellent pubs, a primary school, doctor's surgery, post office, and independent shops, Orford is a vibrant hub for everyday essentials and leisure. The area is a haven for walkers and nature lovers, with Tunstall Forest and its wide network of trails close by, as well as the cultural delights of Snape Maltings, and the seaside towns of Aldeburgh and Southwold all within easy reach. Trains to London run from Woodbridge, Saxmundham and Ipswich, making this a practical retreat as well as a rural escape.



Council Tax Band: C



## DESCRIPTION

1 Hedgerow Cottages is a delightful modern home in an enviable Suffolk setting – peaceful, practical and just minutes from one of the county's most desirable coastal villages. Perfect as a full-time residence or weekend retreat. Built around 10 years ago by respected local developer AJ Kernahan, this detached two-bedroom cottage combines traditional character with modern comfort.

## GROUND FLOOR

A welcoming entrance hall leads into a stylish open-plan kitchen and dining room, fitted with a comprehensive range of units and quality Zanussi appliances. Beyond lies a practical utility/boot room and cloakroom. The sitting room is a highlight, with a wood-burning stove set in a fireplace and French doors opening onto the rear terrace and garden.

## FIRST FLOOR

The principal bedroom features an en-suite shower room and built-in wardrobe, while the guest double bedroom is served by a well-appointed family bathroom.

## OUTSIDE

The mature gardens have been thoughtfully landscaped with a variety of specimen shrubs and flowers, creating a colourful and private outdoor space. The property also benefits from two allocated parking spaces within a communal courtyard, maintained by the original developer.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently C.

## SERVICES

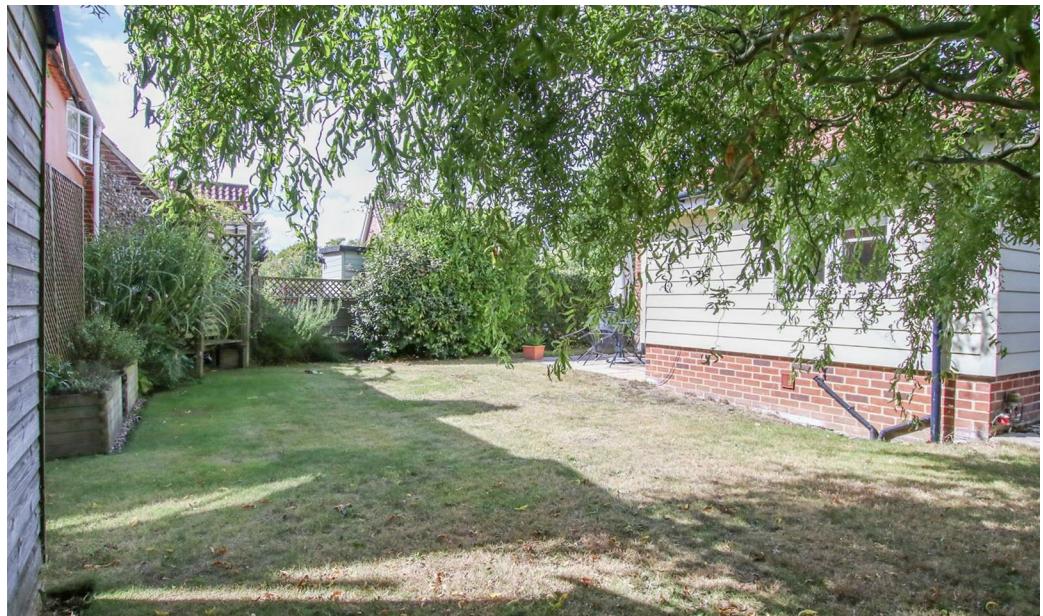
Mains electricity, water and drainage.

## VIEWING ARRANGEMENTS

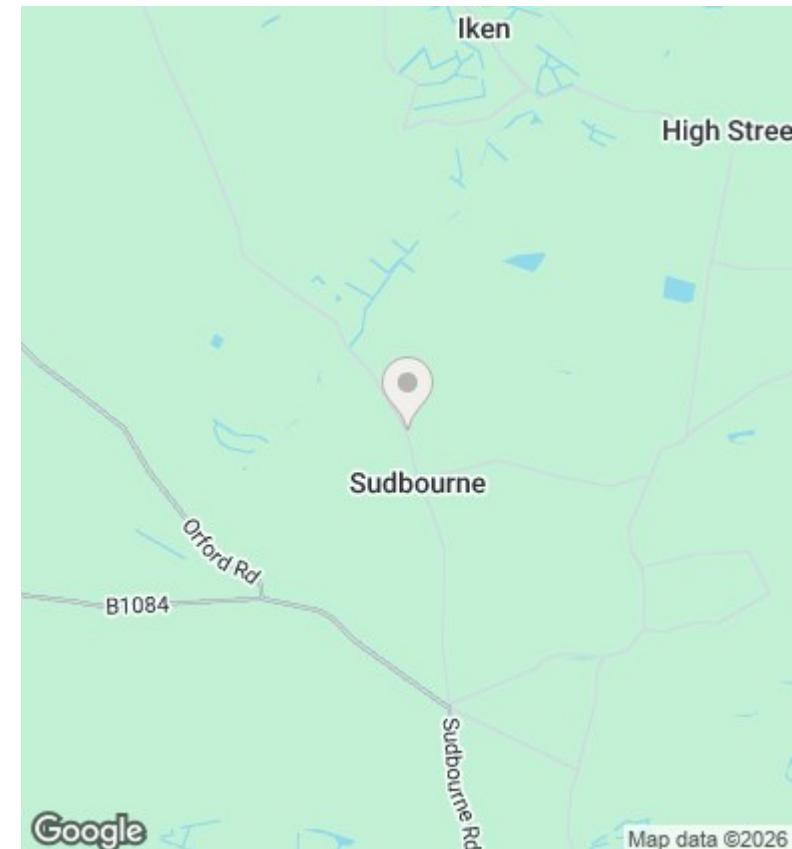
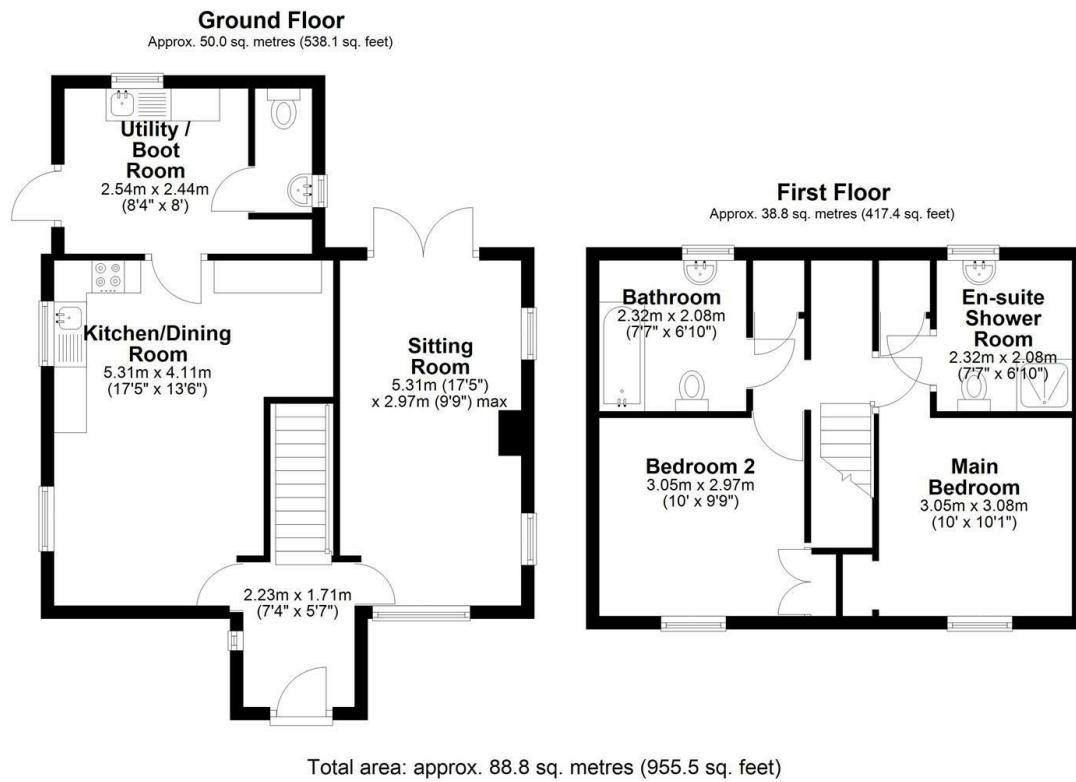
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.  
Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk)  
Tel: 01728 633777 Ref: 20965/RDB.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)