



FINE & COUNTRY

Ridgeway
Main Road | Woolverstone | Ipswich | IP9 | AX
Guide Price: £800,000 Freehold

Ridgeway

This beautifully extended four-bedroom property of around 3,400 square feet is proudly set back within a gated entrance. Both incredibly spacious and completed to a highly modern standard including oak flooring and finishings, this home comprises a heated and filtered indoor swimming pool complex, while a beautifully landscaped garden approaching half an acre boasts apple and cherry trees, grape vines and a vegetable patch.

The property is located in the highly sought-after area of Woolverstone, a small village in Suffolk located on the scenic Shotley peninsula, situated just 6km from Ipswich along the picturesque River Orwell and close to the Woolverstone Marina and the Royal Harwich Yacht Club. Ridgeway is near to some exceptional schools including the Royal Hospital School and the Ipswich School. The picturesque Woolverstone Marina is just a short distance away, as well as the Royal Harwich Yacht Club.

The property is also close to Manningtree and Ipswich train stations where you can arrive at London Liverpool Street in just over an hour.



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Key Features

- Indoor swimming pool complex.
- Stunningly presented throughout.
- Oak framed detached double garage with a private driveway.
- Generous living space.
- Sitting on approximately 1/2 acre of land.

GROUND FLOOR

DETACHED DOUBLE GARAGE - large storage space 5 x 5.3 m, concrete foundation, oak framed, electrical supply and lighting.

ENTRANCE - double glazed front oak door, opening to:

RECEPTION HALL - immaculately presented solid oak flooring, under stairs storage cupboard and double radiator.

INNER HALL - leading to the swimming pool complex.

INDOOR SWIMMING POOL COMPLEX – incredible extension featuring a 26'x12' heated swimming pool, double French doors to the front garden and patio, opening windows to the rear garden, vaporex de-humidifiers, hi-fi speakers, ceramic tiled flooring with underfloor heating. Leading out of the main area is a **CHANGING ROOM/SHOWER ROOM**, Aqualisa shower, tiled walls, matching toilet and wash basin, extractor fan and radiator. **PUMP ROOM/LAUNDRY**, pump and filter unit, \boulter oil-fired central heating boiler serving the pool complex and Master bedroom, ceramic tiled flooring and space for washing machine.

LIVING ROOM - large double aspect room with views to the side/front of the property, feature limestone fireplace and hearth, five wall lights, large radiator and solid oak floors.

STUDY - single aspect view to rear garden, carpeted floor and radiator.

DINING ROOM - large radiator, large French doors to driveway, carpeted floor dual aspect with views to driveway and front garden.

KITCHEN - beautifully fitted solid oak base units complete with cupboards and drawers, laminate work surfaces, laminate flooring, Myson overhead heater, Bosch five ring gas hob, Fisher & Paykel double multi-function ovens, Bosch fridge, Bosch dish washer, single drainer stainless steel bowl sink unit, fitted Domextra water softener, large larder, double aspect windows with views to the conservatory and the rear garden.

BREAKFAST ROOM - with units matching the kitchen, laminate flooring and radiator.



CONSERVATORY - high specification conservatory, leading out from the breakfast room, built of brick and UPVC double glazing, French doors to rear garden, ceramic flooring, roof vents, telephone and T.V points.

FRONT LOBBY - double glazed door to front, laminate flooring throughout, Lobby inclusive of a walk in Utility cupboard with solid oak units that match the kitchen, laminate surfaces, stainless steel sink and cupboard.

CLOAKROOM - matching toilet and wash basin, extractor fan, radiator /towel rail and beautifully tiled walls.

OFFICE/BEDROOM 5 - single aspect window overlooking the front drive, carpeted floor, radiator and cupboard housing Boulter oil-fired central heating boiler.

FIRST FLOOR

MASTER BEDROOM - beautifully presented with exposed wooden ceiling beams, walk in wardrobe, feature arch stained-glass window looking on to the swimming pool, two large eaves storage cupboards, laminate flooring, two radiators, two VELUX windows facing the rear garden, **ENSUITE BATHROOM**. comprising tiled cupboard feature, matching toilet and sink, shower cubicle and shower.
Wrought iron spiral stair case leading directly into the downstairs pool complex, the room also includes a set of glazed doors leading to an outside paved balcony with seating area looking on to the rear garden.

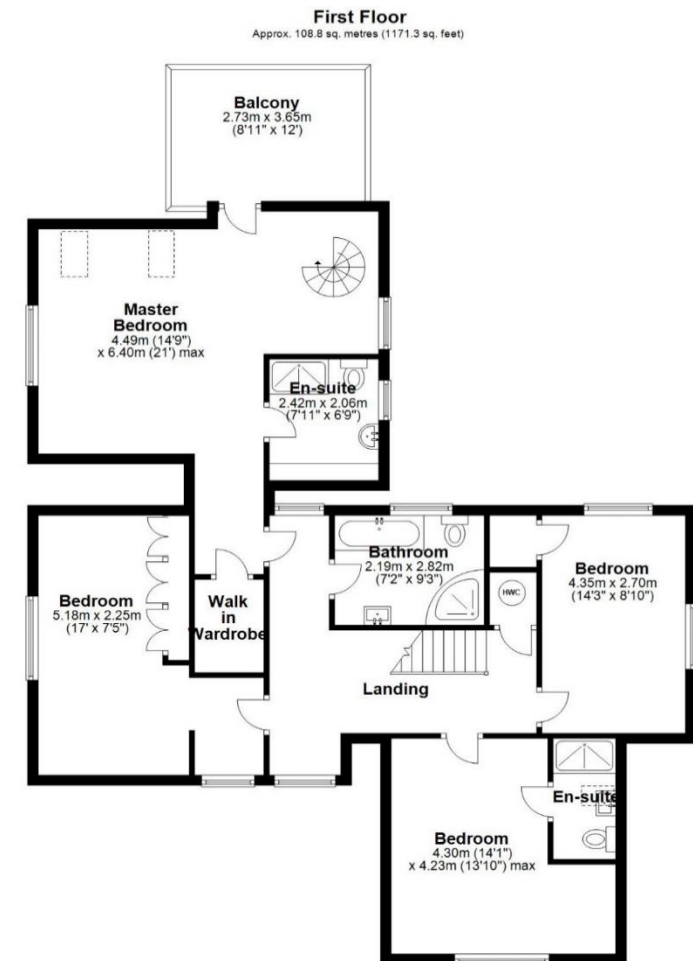
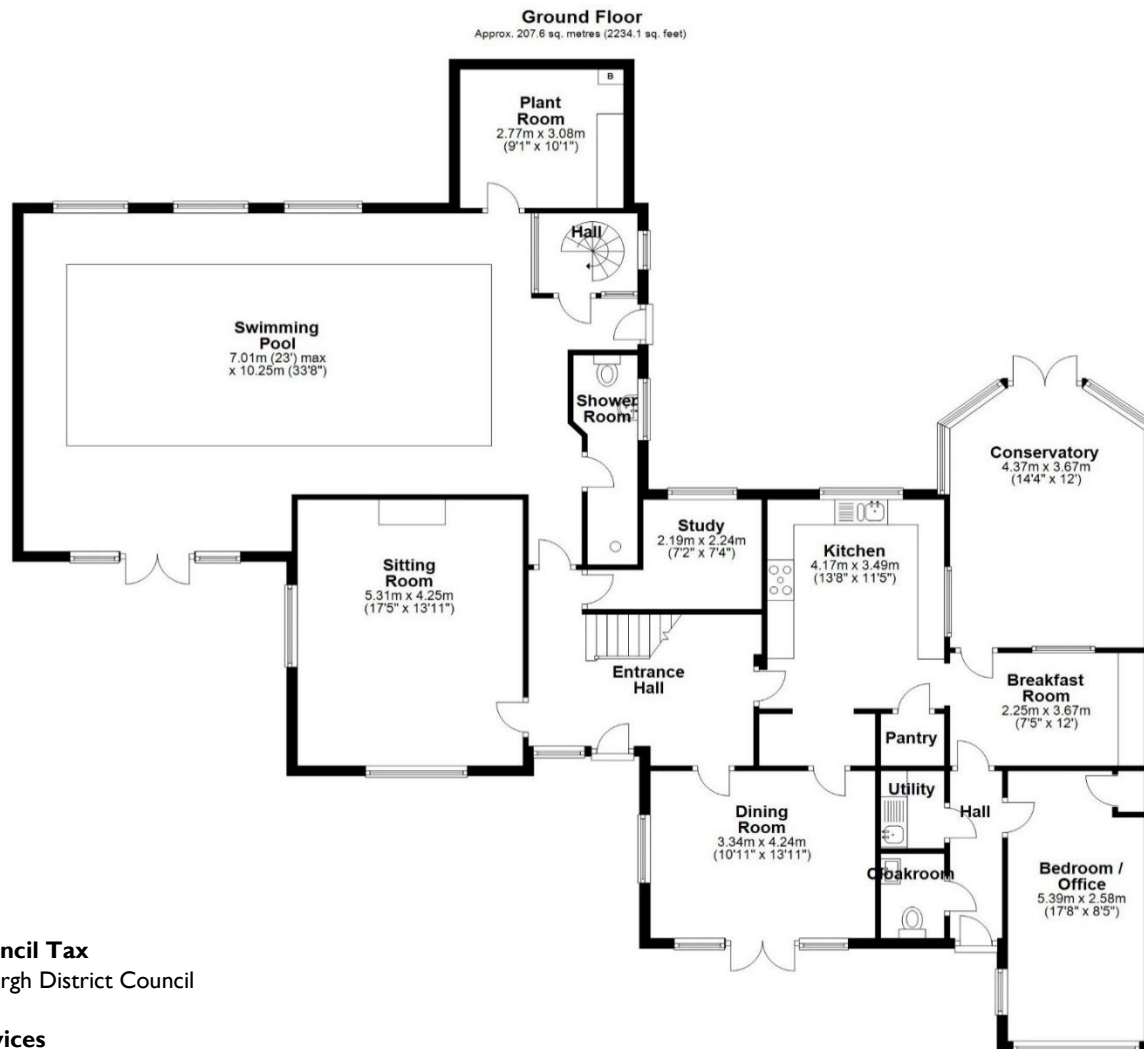
BEDROOM 2 - carpeted floor, radiator, double window to the front, Including **ENSUITE BATHROOM** - shower cubicle, matching toilet/vanity unit and VELUX window

BEDROOM 3 - carpeted floor, radiator, double aspect windows with views to the rear garden and fitted wardrobe

BEDROOM 4 – with a small study area, wardrobes and cupboards from hammonds, radiator, carpeted floors and window to front garden.

FAMILY BATHROOM – tiled floor with underfloor heating, window to rear garden, Modern Aqualisa shower and cubicle, matching panelled bath and vanity unit and heated towel rail





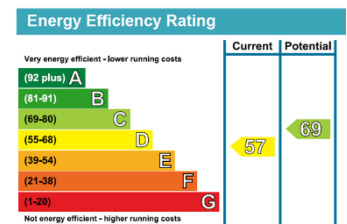
Council Tax
Babergh District Council

Services
All main services connected to the property.
Drainage by private system.

Possession
Vacant possession on completion.

Viewings
Viewings strictly by prior appointment through the vendor's sole agents Fine & Country
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Total area: approx. 316.4 sq. metres (3405.4 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.





Fine & Country Ipswich

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