



Oak Hill, Hollesley, Woodbridge IP12 3JZ

welcome to

Oak Hill, Hollesley, Woodbridge

An attractive three bedroom semi-detached property, situated in a prime location and offered with no onward chain. The property offers a sun room with velux windows, off road parking and a carport.

Entrance Porch

Double glazed window to front aspect. Door to side aspect and door leading to:-

Entrance Hall

Double glazed window to side aspect. Understairs storage cupboard, radiator.

Lounge

double glazed window to front aspect overlooking the green. Radiator, TV point. Sliding doors leading to garden. Electric contemporary fireplace.

Kitchen

Double glazed window to side aspect. Fitted kitchen with a range of matching wall and base units over areas of stone effect work surface. Stainless steel sink and drainer unit with one and a half bowl with chrome mixer tap and tiling to splashbacks. Integrated double oven with electric hob and extractor over. Integrated fridge/freezer. space for washing machine and dishwasher. Tiled effect flooring. Radiator. Door leading to sun room.

Sun Room

This stunning extended room has vaulted ceilings, three velux windows. Double glazed window to rear aspect. Double glazed patio doors leading to garden. Double glazed door leading to garden. Sliding doors leading to:-

Conservatory

Porcelain tiled flooring throughout with underfloor heating.. Radiator. Perfect entertaining space.

Cloakroom

Suite comprising low level WC and pedestal wash hand basin. Porcelain tiled flooring with underfloor heating.

Landing

Double glazed window to front aspect. Access to loft. Airing cupboard.

Master Bedroom

Double glazed window to front aspect with views over the green. Radiator.

Bedroom Two

Double glazed window to rear aspect. Fitted wardrobe. Radiator.

Bedroom Three

Double glazed window to rear aspect. Fitted wardrobe. Radiator.

Bathroom

Two double glazed windows to side aspect. Suite comprising low level WC, pedestal wash hand basin and bath with overhead shower. Radiator, part tiled walls, tile effect flooring.

Front Garden

The front garden has a walled border with hedging and grass. The driveway is laid to hardstanding for off road parking. Rear access to rear garden. Carport to side.

Rear Garden

The large unoverlooked rear garden benefits from the afternoon sun. Side access gate. Outside tap. Multiple sheds and summer house. Large grassed area and block paved patio area. Hardstanding pathway leading to the rear. Hedging and trees. Oil tank.

Agent's Note

Please note that an AML fee is chargeable to the





buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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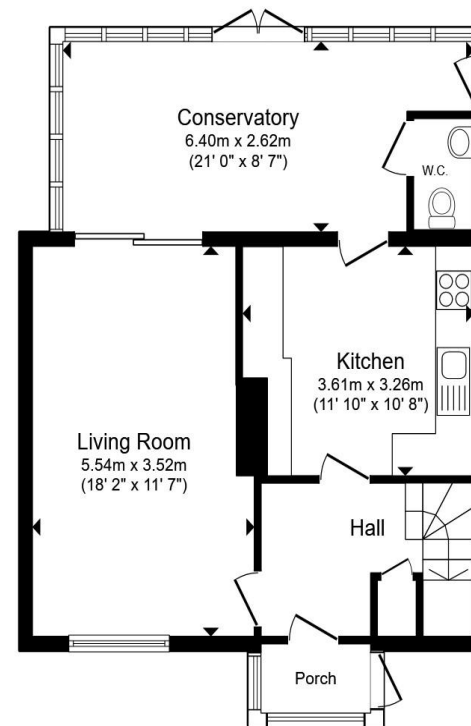
Oak Hill, Hollesley, Woodbridge

- No onward chain
- Communal green to the front
- Situated in a prime location
- Large unoverlooked rear garden
- Three bedrooms

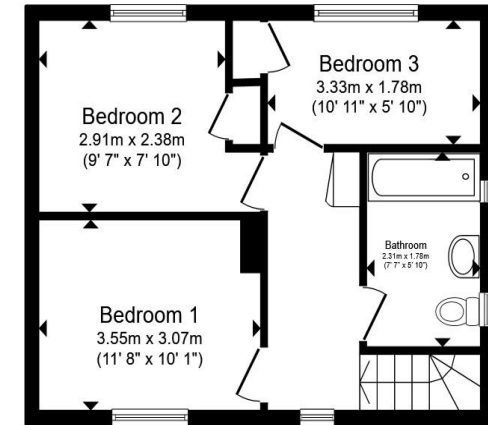
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£275,000



Ground Floor



First Floor

Total floor area 96.8 m² (1,041 sq.ft.) approx

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.propertybox.io


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Property Ref:
WBG109476 - 0002

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