



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

SWALLOWS CLOSE, HOLLESLEY, IP12 3RW

TENURE : FREEHOLD

OFFERS OVER £375,000

- Modern Detached House
- Popular Village Location
- Calor Gas Central Heating
- Four Bedrooms
- Garage & Driveway
- Double Glazed Windows

THE ACCOMMODATION



Entrance Hall A welcoming hallway with stairs off to the first floor and doors to...

Cloakroom Fitted with WC and wash basin.

Living Room *6.05m x 3.40m (19' 10" x 11' 2")*
A generously proportioned living room with feature fireplace with inset wood-burning stove, windows to front aspect and large bi-fold glazed doors to the side aspect overlooking and giving access to the garden.



Kitchen/Diner *6.05m x 3.38m (19' 10" x 11' 1")*
A great open plan family space with room for a dining table and fitted with an extensive range of wall and base units with work surfaces over and built-in double electric oven, induction hob and cooker hood with inset sink/drain unit, tiled splashbacks, integrated fridge/freezer and dishwasher, tiled floor, windows to front and side aspect, there's a small utility area with plumbing for washing machine and door to the side out onto the driveway.

First Floor Landing A central gallery landing with window to rear aspect, airing cupboard and doors to.



Bedroom & En-Suite *3.28m x 3.10m (10' 9" x 10' 2")*
(Bedroom measurement provided) A double room with built-in sliding-door wardrobes, window to front aspect and door to the En-Suite Shower Room; Fitted with a three-piece suite comprising shower enclosure, wc and wash basin with tiled splashbacks

Bedroom Two *2.90m x 2.84m (9' 6" x 9' 4")*
(measurement excludes wardrobes) second generous double with fitted sliding-door wardrobes and window to side aspect.

Bedroom Three *3.10m x 2.49m (10' 2" x 8' 2")*
A third good-sized bedroom with window to front aspect.

Bedroom Four *2.13m x 2.49m (7' x 8' 2")*
(measurement excludes wardrobes) built-in wardrobes and window to front aspect.

Bathroom Fitted with a three-piece suite comprising wc, wash basin and paneled bath with shower mixer over, part-tiled walls and window to rear aspect.

Outside

To the front of the property is a planting area with hedging to the boundary and a driveway to the side providing off road parking and access to the garage which has an electric roller door, power and light connected. The rear garden has a patio area by the house and at the end of the garden, lawn and well-stocked beds all enclosed by fencing.

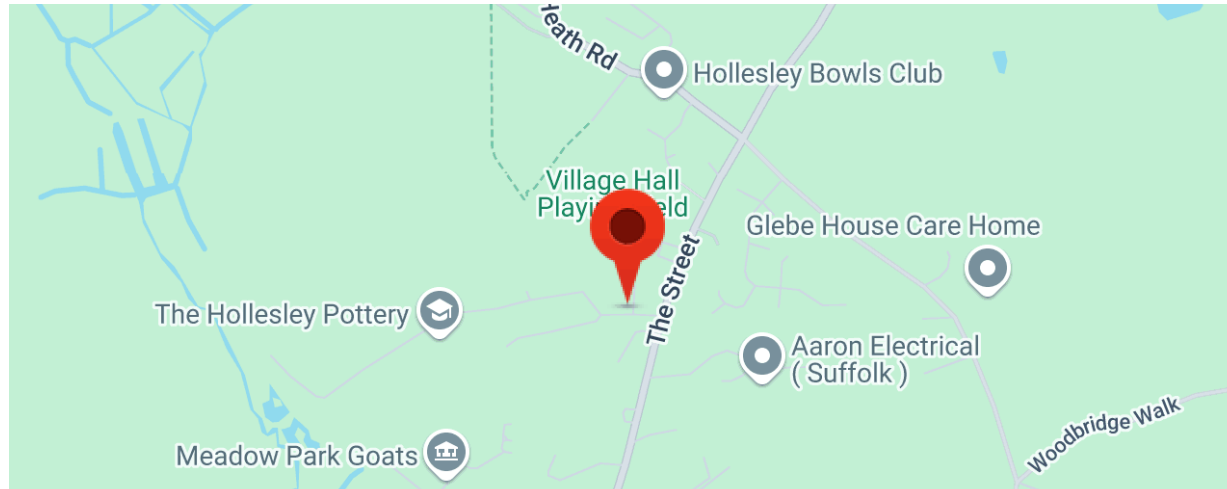
Annual Service Charge

As with many modern developments, the property is subject to an annual management fee. The 2025 payment of £276 has just been made.

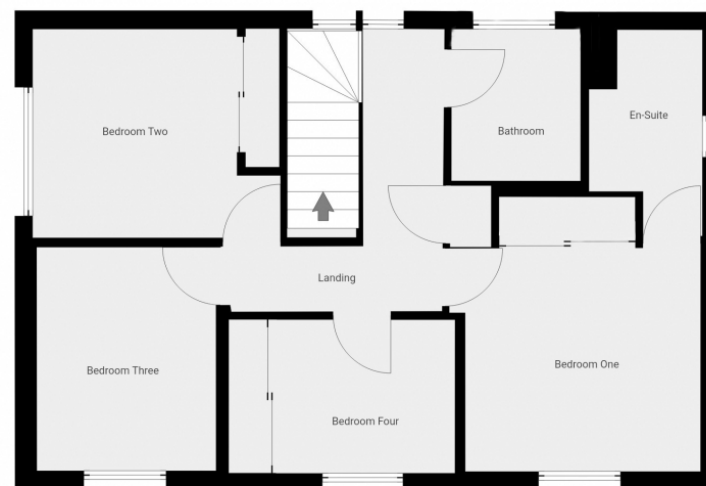
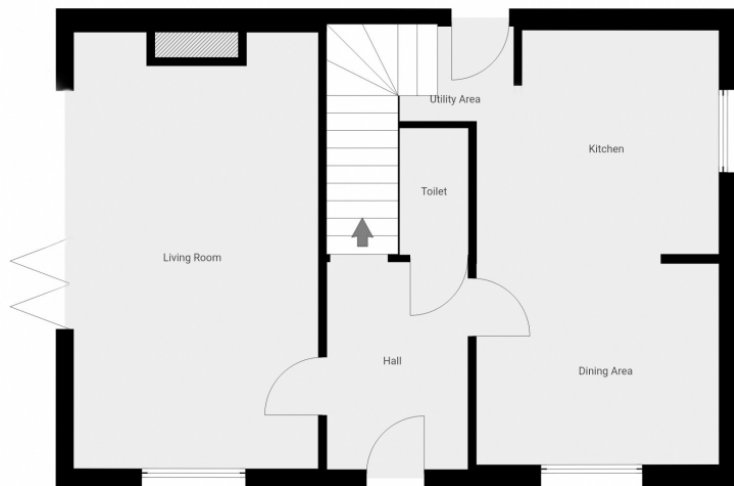
THE PROPERTY & LOCATION

A beautifully presented modern detached home situated in the popular village of Hollesley offering generously proportioned accommodation including a fantastic kitchen/diner, four good-sized bedrooms and a large lounge. There's also a garage and driveway providing off road parking.

Situated in the popular village of Hollesley, approximately 8 miles from Woodbridge, Swallows Close was built in 2012. As the largest village of the Bawdsey Peninsular it is well served by a local shop/post office, has a primary school, church and pub. The coast is a short distance away including Shingle Street beach and a wide array of pretty walks over heathland and through the forest.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Swallows Close, Hollesley, IP12 3RW			

Council Tax Banding : D

Service Charge: Circa £290 pa

We understand from our vendor that the property is connected to mains electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given