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Sandy Lane

Little Bealings, Woodbridge, IP13 6LW

Price £450,000

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Front Garden
To the front of the property is a block paved drive providing off-road parking for two vehicles and leading to the garage. There is also a decorative stone area which has a mature garden and stair and side access to the garden with an exposed porch with ceramic tile floor and access to the entrance door with outside lighting.

Entrance Hallway
Accessed via a composite double glazed entrance door, electric storage heater, wood effect tiled flooring and doors giving access to the bedrooms, kitchen and steps up to the lounge area and inner hallway with smooth ceiling and two light tunnels with inset spotlighting.

Lounge
17'4" x 13'2" (5.28m x 4.01m)
UPVC double glazed double doors giving access to the rear garden, two UPVC double glazed windows to rear, two electric panel radiators, wood mantle with woodburner underneath and marble hearth, smooth ceiling with inset spotlighting and light grey carpeted flooring.

Inner Hallway
Smooth coved ceiling with inset spotlighting, electric panel radiator, light grey carpeted flooring, double door storage cupboard housing hot water cylinder and the boiler for the underfloor heating system, doors to the primary bedroom and access to the lounge.

Bedroom One
13'11" x 13'5" (4.24m x 4.09m)
UPVC double glazed window to rear with bespoke shutters, carpeted flooring, smooth ceiling with inset spotlighting, electric panel radiator, walk-in wardrobe and dressing area with lighting accessed via double doors and a door giving access to the en-suite.

En-Suite
7'5" x 2'6" (2.26m x 0.76m)
UPVC double glazed window to side, dual flush low-level W.C., pedestal wash hand basin with a mixer tap, tiled flooring, part-tiled walls, smooth ceiling with inset spotlighting and extractor fan, fully tiled shower cubicle with independent shower over.

Family Bathroom
14'5" x 5'6" (4.39m x 1.68m)
UPVC double glazed window to side, shower bath with a mixer tap and independent shower over with shower screen, enclosed dual flush W.C., pedestal wash hand basin with a mixer tap, chrome heated towel rail, tiled flooring, smooth ceiling with inset spotlighting and extractor fan and electric panel radiator.

Bedroom Two
11'10" x 10'8" (3.61m x 3.25m)
UPVC double glazed window to side, smooth ceiling with inset spotlighting and loft access, double wardrobe with further storage above and an electric panel radiator.

Bedroom Three
12'0" x 8'4" (3.66m x 2.54m)
UPVC double glazed window to rear, smooth ceiling with inset spotlighting, electric panel radiator and carpeted flooring.

Utility Room
8'8" x 4'9" (2.64m x 1.45m)
UPVC double glazed door to side giving access to the side courtyard, solid wood worksurface with cupboards and drawers under and above, space for tumble dryer, wood effect tile flooring, smooth ceiling with inset lighting and a personal door giving access to the garage.

Kitchen / Diner
17'4" x 10'3" (5.28m x 3.12m)
Two UPVC double glazed windows to front, bolted ceiling with skylight windows above and inset spotlighting, two electric panel radiators, tiled flooring, built-in AEG induction hob with glass splash-back and extractor hood over, built-in double oven, built-in fridge, built-in freezer, built-in dishwasher, built-in washing machine, 1 1/2 sink with a Victorian style stainless steel mixer tap inset in a granite style worksurface with cupboards and drawers under and matching above and a built-in wine fridge.

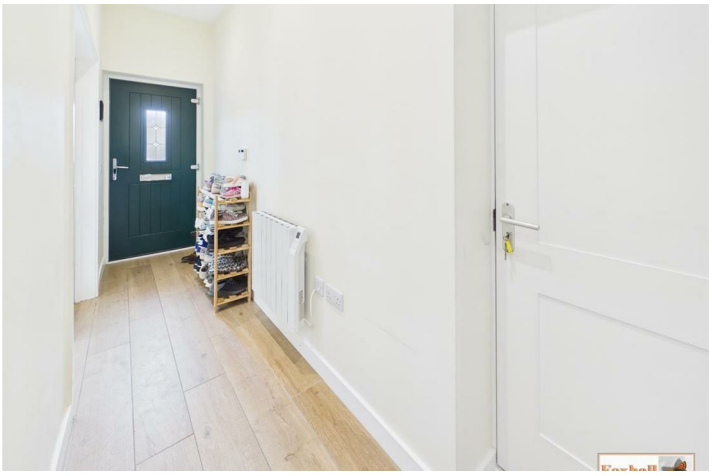
Rear Garden
Commences with a decked patio area, it is a tiered garden with a paved patio area giving access to a further lawn area and there are also raised borders with mature trees and shrubs, there are two side courtyards one with a shed to remain and tap and the other which is accessed via the utility room and access to the front of the property.

Garage
Power and lighting, up and over door and personal door giving access to the utility room.

Agents Notes
Tenure - Freehold
Council Tax Band - E



















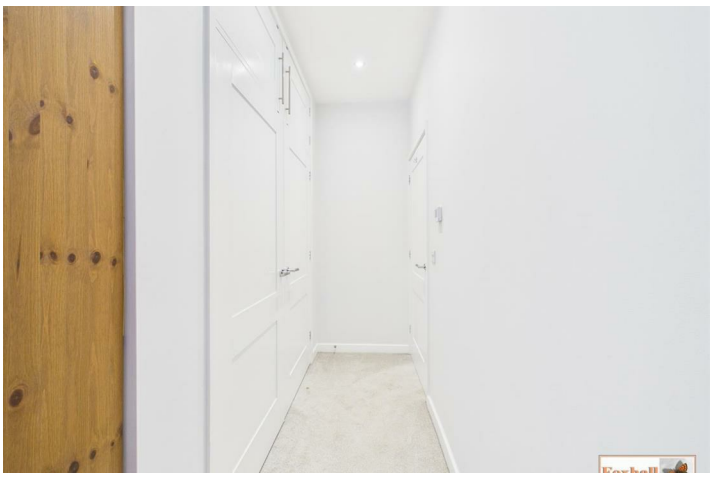








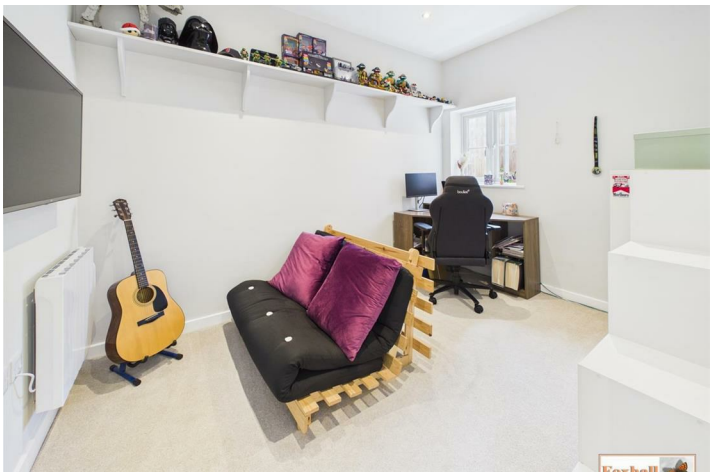






























Road Map



Hybrid Map



Terrain Map



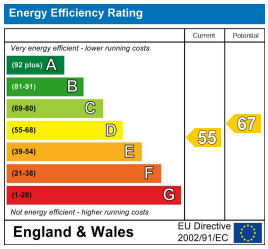
Floor Plan

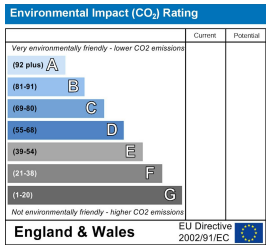


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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