



Authors Went Sheepdrift Road, Bromeswell Woodbridge IP12 2SB

welcome to

Authors Went Sheepdrift Road, Bromeswell Woodbridge

Set on a plot of 1.25 acres (subject to survey), surrounded by fields, is this spacious three bedroom detached chalet bungalow, with separate pool house, double garage and numerous outbuildings.



Entrance Hall

With storage cupboard, stairs to first floor, door leading to...

Kitchen / Diner

28' 9" x 13' 5" (8.76m x 4.09m)

A range of double glazed windows to the side. Double glazed window to the rear, double glazed patio doors to the rear garden. fitted with a range of wall and base mounted units with worktop over and splashback, island unit, double cooker with extractor fan over, drainer sink with mixer tap, dishwasher, space for further white goods, radiator. Over the dining area there is a vaulted ceiling with ceiling fan. Door through to the...

Utility Room

Double glazed window to the front, double glazed patio door to the side leading to the driveway. Two wall mounted units, base level units with worktop over, space for white goods, drainer sink with mixer tap. Part tiled walls, laminate flooring. Access to a well and access to the loft. Door leading to...

Cloakroom

With obscure double glazed window to the side, part tiled walls, low level WC,

WC

With obscure double glazed window to the side, part tiled walls, low level WC, radiator.

Living Room

19' Max. x 8' Max. (5.79m Max. x 2.44m Max.)

Double glazed window to the side, two double glazed windows to the rear. Feature fireplace and radiator.

Snug

11' 11" x 11' (3.63m x 3.35m)

Double glazed window to the side, radiator. Door leading through to the...

Study

With multiple power points and internet points. Double glazed window to the side, loft hatch, double glazed patio door to the front.

Bedroom Three

17' 1" x 12' 2" (5.21m x 3.71m)

Double glazed windows to the rear and side, built-in wardrobes, radiator.

Family Bathroom

Obscure double glazed window to the front, under floor heating, low level WC, wall mounted wash hand basin, panelled bath with shower over, part tiled walls and tiled flooring, heated towel rail, mirror fronted wall mounted unit.

First Floor Landing

Doors to all rooms and door to...

Storage Cupboard

8' 7" x 5' 9" (2.62m x 1.75m)

Bedroom One

10' 4" x 9' 5" (3.15m x 2.87m)

Double glazed window to the rear, built-in wardrobes, door leading to the Jack & Jill bathroom.

Bedroom Two

11' 11" x 8' 10" (3.63m x 2.69m)

Double glazed window to the front, a range of built-in wardrobes, radiator, door leading to the...

Jack & Jill Bathroom

.Obscure double glazed window to the side, wall mounted wash hand basin, single shower, unit, fully tiled walls, wood effect flooring. Access to the eaves storage.

Pool House

Double glazed patio doors, fully tiled walls, double glazed windows to all sides, loft access, two radiators. Swimming pool with resistance jets jacuzzi. To the roof there are solar panels which help the heating.

Outside

The property sits on a plot of 1.25 acres (sts) and has multiple outbuildings, all with power and lighting. A large driveway gives access to the...

Double Garage



view this property online williamhbrown.co.uk/Property/WBG109158



welcome to

Authors Went Sheepdrift Road, Bromeswell Woodbridge

- Set on a Plot of 1.2 Acres (sts)
- Surrounded by Fields
- Separate Pool House
- Double Garage & Outbuildings
- Spacious Living Accommodation

Tenure: Freehold EPC Rating: E

Council Tax Band: F

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG109158



Property Ref:
WBG109158 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk