



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WATSON WAY, ALDERTON, IP12 3BZ

TENURE : FREEHOLD

GUIDE PRICE £325,000

- Extended Three Bedroom
- Kitchen/Dining/Living Room
- Home Office/2nd Living Room
- Two Woodburners
- Utility Room & Cloakroom

THE ACCOMMODATION



Hall

With stairs off to the first floor, and door to the...

Kitchen/Dining Area 6.05m x 2.63m (19' 10" x 8' 8")

A superbly appointed kitchen, with an extensive range of cabinets, work surfaces and appliances, including a water softener, an electric double-oven, hob and cooker hood, integrated fridge and dishwasher, inset sink/drainage unit and window to front aspect. There's a door to the utility room and open to the...

Living Room 4.06m x 3.92m (13' 4" x 12' 10")

A well-proportioned living room with glazed double-doors overlooking and giving access to the rear garden, a fireplace with wood-burning stove and a door back to the hallway.

Utility Room 5.81m x 1.90m (19' 1" x 6' 3")

Fitted with a range of cabinets, work surface and inset sink, plumbing for washing machine, wall-mounted boiler, door to the front driveway and a door to the...

Rear Lobby

With door to the rear garden, to the cloakroom and to the...

Home Office / 2nd Living Room 4.30m x 3.84m (14' 1" x 12' 7")

With doors to the patio area, window to rear aspect, and a wood-burning stove.

Cloakroom

Fitted with a WC and wash basin.

Landing

With doors to...

Bedroom One 3.49m x 4.15m (11' 5" x 13' 7")

(max measurements provided) A good-sized bedroom with a glazed door to the rear aspect, with a Juliet balcony.

Bedroom Two 3.46m x 2.75m (11' 4" x 9')

With built-in wardrobe and window to rear aspect.

Bedroom Three 3.19m x 2.51m (10' 6" x 8' 3")

(max measurements provided) Currently used as a dressing room, with built-in wardrobe and window to front aspect.

Bathroom

Fitted with a WC, vanity unit with wash basin and space-saver shower bath.

Outside

To the front of the property is a generous driveway providing plenty of parking. To the rear is a garden mainly laid to patio, including an area with retractable awning, raised beds, a decked area with summerhouse which has power and light connected, and fencing to boundaries.

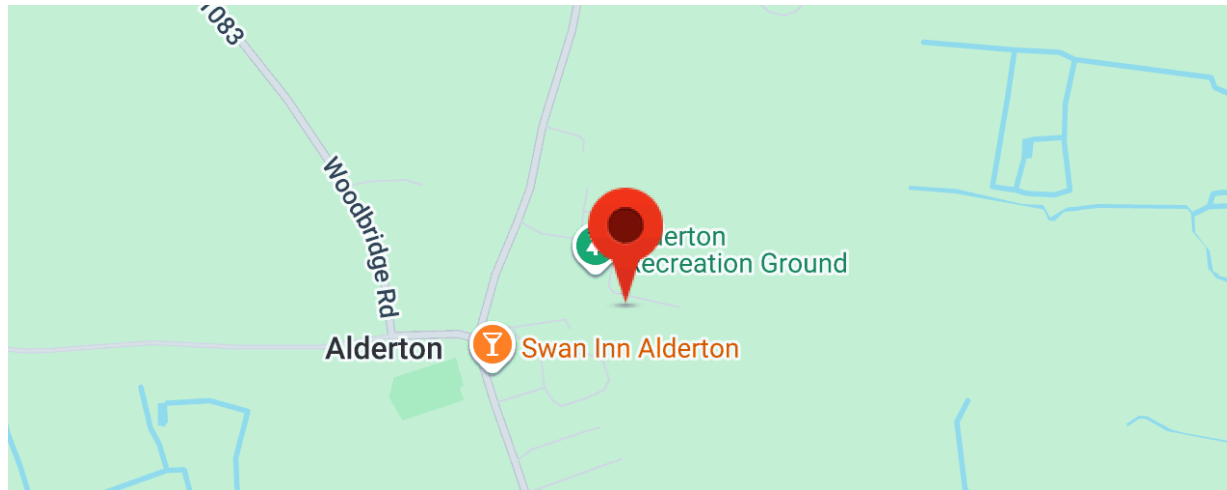
Solar Panels

There are solar panels that provide hot water via an immersion.

THE PROPERTY & LOCATION

A superbly presented and heavily extended semi-detached home within a popular cul-de-sac in the village of Alderton. The generous accommodation comprises an entrance hall, open-plan Kitchen/dining /living area, utility room, cloakroom and separate home office/2nd living room, three bedrooms and bathroom. There's a pleasant, low-maintenance garden, and plenty of off-road parking.

Alderton is a small village on the Bawdsey peninsular, approximately 8 miles from Woodbridge, with a real sense of community. Within walking distance is a village shop, a recreation ground and Bowls Club as well as the coast. There's plenty of walks through country or along the coast and Bawdsey itself is approximately two miles further on.

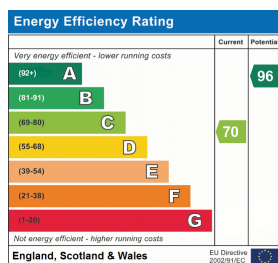


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TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



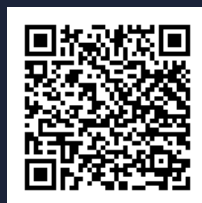
While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : C

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