



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WATSON WAY, ALDERTON, IP12 3BZ

TENURE : FREEHOLD

GUIDE PRICE £285,000

- Semi-detached house
- Living Room
- Double-Glazed Windows
- Three Bedrooms
- Kitchen/Diner
- Generous Garden

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor with storage under and doors to...

Living Room 4.14m x 3.94m (13' 7" x 12' 11")

With open fire, and sliding patio doors overlooking and giving access to the rear garden.

Kitchen/Diner 6.08m x 2.72m (19' 11" x 8' 11")

Fitted with a range of wall and base cabinets, work surfaces, inset sink/drain unit, electric oven, hob and cooker hood, dual aspect windows and door to the side.

First Floor Landing

With airing cupboard and doors to...



Bedroom One 3.61m x 3.48m (11' 10" x 11' 5")

With built-in wardrobe and window to rear aspect.

Bedroom Two 3.48m x 2.72m (11' 5" x 8' 11")

With window to rear aspect and built-in wardrobe.

Bedroom Three 3.17m x 2.50m (10' 5" x 8' 2")

(max measurements of L-shape room) with built-in wardrobe and window to front aspect.

Bathroom

Fitted with a wash basin, WC and panelled bath with shower over.

Outside

To the front of the property is a driveway providing off road parking for several vehicles. Side pedestrian access leads to the rear garden, which has a patio area, lawn and planting beds, with a wooden shed and gate beyond to Beach Lane.



THE PROPERTY & LOCATION

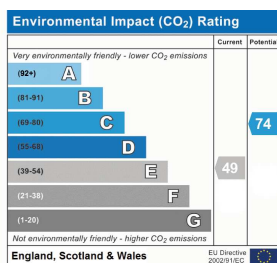
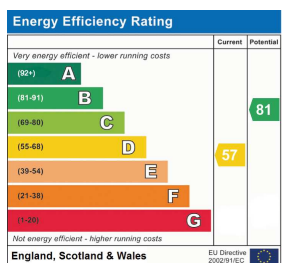
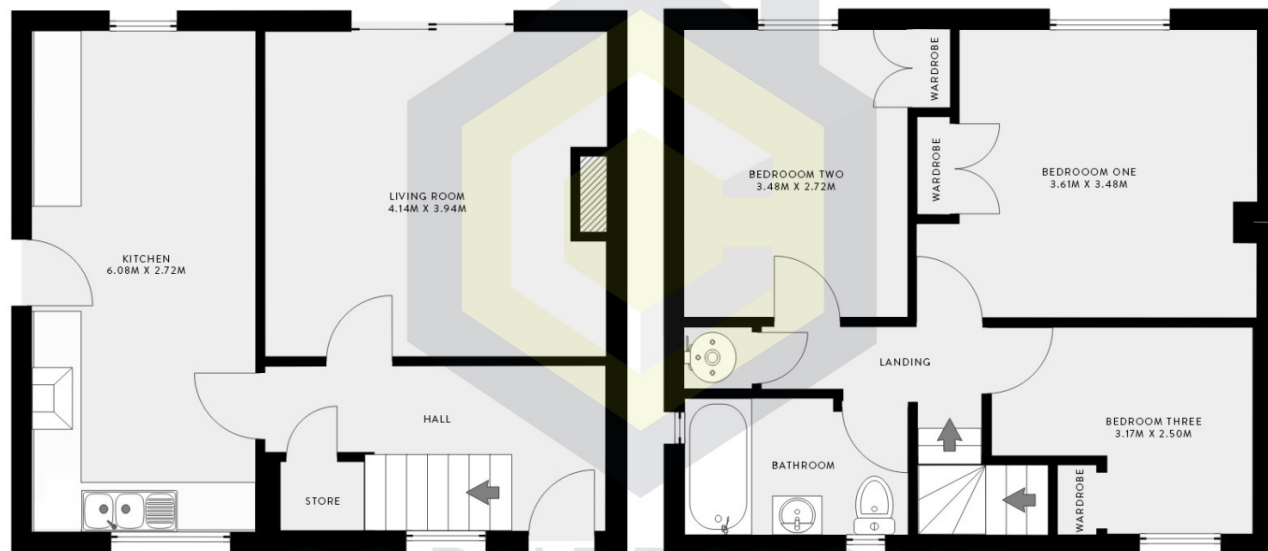
A semi-detached family home in a popular cul-de-sac within the village of Alderton, close to the coast. The property is ideal for a first purchase, with three bedrooms, living room, kitchen/diner and a bathroom. There's an oil-fired central heating system, double-glazed windows and a generous south-facing garden.

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.



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.



Council Tax Banding : B

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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