



Oak Hill | | Hollesley | IP12 3JZ

Offers In The Region Of



MORTIMERS
OF WOODBRIDGE

Oak Hill | Hollesley | IP12 3JZ Offers In The Region Of £382,500

Mortimers of Woodbridge are pleased to offer for sale this generously extended 5 bedroom semi detached house, located in the popular Suffolk village of Hollesley, overlooking the Suffolk Punch Trust Paddocks to the front. This delightful property boasts a warm and inviting atmosphere, perfect for families or those seeking a spacious home.

On the ground floor, the central entrance hall provides access to all rooms on this floor, with the 26' lounge and 23' kitchen/ dining room providing two fantastic living spaces. On the first floor the property features several generously sized bedrooms, with three of them benefitting from wide ranging views over the

- Five Bedroom Semi Detached House
- Open-plan Kitchen/ Diner
- Generously Extended
- Off Road Parking for 2/3 Vehicles
- Close to local amenities
- Viewing recommended
- Short Walk to the Coast

Entrance Hall

The entrance hall welcomes you with timber flooring and provides access to the lounge, kitchen/diner, and stairs to the first floor. It leads through to the coat room, a useful space for storing outerwear and shoes with built-in cupboards for added organisation.

Kitchen / Diner

13'0" x 23'0" (3.97 x 7.00m)

This well-proportioned kitchen and dining room combines practicality with a welcoming atmosphere. The kitchen area is fitted with wooden cabinets and a tiled floor, offering ample workspace and integrated appliances, including a dishwasher. The adjoining dining space comfortably accommodates a table and chairs, perfect for family meals or entertaining guests. Natural light fills the room from the window and door leading to the rear garden, creating a bright and airy feel.



Enter via entrance door into from porch, with further door leading through to Entrance Hall.



Lounge

11'7" x 26'2" (3.52 x 7.98m)

Stretching invitingly with two distinct seating areas, this spacious lounge is warmed by natural light from a front bay window and a set of French doors at the rear, which open out onto the garden patio. The room features a cosy wood burner set against a teal accent wall, flanked by built-in shelving and storage. Soft carpeting underfoot and neutral walls complement the wood furniture, creating a homely space perfect for relaxing or entertaining.

Utility Room

8'0" x 9'5" (2.43 x 2.87m)

A practical utility room featuring tiled flooring and a convenient rear door, providing access to the garden. This space benefits from built-in storage and room for appliances, along with a separate WC, making it an essential area for household management and additional convenience.

Bedroom 1

13'1" x 11'0" (3.99 x 3.35m)

This peaceful bedroom is spacious and bright, featuring a large window that fills the space with natural light. Soft carpeting and a calming teal feature wall behind the bed create a relaxing retreat. The room is complemented by fitted storage and simple furnishings, making it a flexible sleeping space.

Ensuite

The ensuite shower room features a walk-in shower with glass doors, a modern basin with marble-effect splashback, and light blue walls. It is spacious and practical, providing a private bathroom for one of the bedrooms.

Bedroom 2

11'6" x 13'8" (3.51 x 4.16m)

A comfortable bedroom with neutral décor and carpeting, this room receives ample daylight from a large window. It is furnished with wardrobes and a dressing table, offering plenty of storage and a personal area for dressing and relaxation.

Bedroom 3

11'6" x 12'0" (3.51 x 3.66m)

This bright and airy bedroom benefits from a large window and soft carpeting, providing a cosy sleeping space. It includes built-in wardrobes for storage and is decorated in neutral tones, making it welcoming and easy to personalise.

Bedroom 4

13'1" x 8'1" (3.99 x 2.46m)

A well-sized single bedroom with a window providing natural light. The room is neutrally decorated with carpet underfoot and includes furniture such as a chest of drawers, offering a simple yet comfortable space.

Bedroom 5

8'7" x 8'0" (2.62 x 2.44m)

This versatile bedroom/ study is a compact room with a window and neutral décor, currently arranged with a desk and shelving. It offers a quiet space suitable for work or hobbies.

Bathroom

A fresh and modern bathroom fitted with a white suite incorporating a bath with shower attachment, a toilet, and vanity storage unit. The room is filled with natural light from a frosted window and features a stylish marbled flooring design, contributing to a clean and contemporary look.



Total Area: 204.6 m² ... 2202 ft²

Council Tax Band **B** EPC Rating **C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

6b Church Street
Woodbridge
Suffolk
IP12 1DH
01394 386688
mortimers@yourhome.co.uk