



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

THE STREET, ALDERTON, IP12 3BL

TENURE : FREEHOLD

GUIDE PRICE £750,000

- Spacious Character Home
- Three Reception Rooms
- Generous Plot; Gated Parking
- Four Bedrooms
- Bathroom & Shower Room
- Tastefully Renovated Throughout

THE ACCOMMODATION



Entrance Hall 4.18m x 3.65m (13' 9" x 12') Built-in storage and an area that could be utilised as a study space, (measurement of this area provided), and doors to....

Boot Room & Shower Room Fitted storage for boots and coats with a door in to the Shower Room, fitted with a shower enclosure, with a wash basin, towel radiator and window to side aspect.

Cloakroom Fitted with a hidden cistern WC and wash basin.

Living Room 9.00m x 3.58m (29' 6" x 11' 9") A spacious living room with windows to front, wood-burning stove and door to...

Snug 4.28m x 3.75m (14' 1" x 12' 4") Another generous reception room with dual aspect windows.

Dining Room 4.17m x 3.55m (13' 8" x 11' 8") A superb dining area with window to side aspect, exposed brickwork and beams, a feature fireplace with inset stove, open to the...

Kitchen 7.73m x 3.03m (25' 4" x 9' 11") Superbly fitted with a range of wall and base cabinets and a large island unit, integrated appliances including electric double oven, fridge/freezer, under-counter wine fridge, and dishwasher, inset sink/drain unit and splashbacks. There's a window to rear and three-pane glazed, full slide and opening doors to the patio area, door back to the hallway and to the...

Utility Room 2.68m x 2.62m (8' 10" x 8' 7") (Max measurements of L-shape room) With fitted cabinets and plumbing for washing machine and access to the Cellar.

First Floor Landing With doors to...

Bedroom One 5.14m x 3.55m (16' 10" x 11' 8")

A generously proportioned bedroom with fitted wardrobes and windows to front aspect.

Bedroom Two 4.33m x 3.74m (14' 2" x 12' 3") Another good double with dual aspect windows.

Bedroom Three 4.16m x 3.80m (13' 8" x 12' 6") With dual aspect windows and fitted wardrobes.

Bedroom Four 3.61m x 2.49m (11' 10" x 8' 2") With window to front aspect.

Bathroom Fitted with a free-standing bath, shower enclosure, WC and a vanity basin unit, towel radiator and window to rear aspect.

Outside To the front of the property (accessed in Mill Lane), is a garden with well-stocked beds, and a path to the front door. The rear garden has an attractive and generous-sized patio area, where there's access to a workshop on the side of the house with power and light connected. There's a large lawn, with planting beds, two summerhouses, greenhouse and shed, mature trees and a parking area laid to shingle, with a discreetly positioned oil tank and a gated pedestrian and vehicular access to the rear garden.

Agents Note The property has an area of wall in the kitchen, approximately 2-3 metres in length where it is attached to the neighbouring property.



THE PROPERTY & LOCATION

A beautifully presented character home of around 2280 square feet. The original part of the property is believed to date from the 17th century with additions coming over the years including a Georgian frontage. There are a wealth of character features in evidence; timber, beams, stained glass and exposed brickwork. The current owners have taken on a significant renovation program during their tenure and the accommodation now comprises a spacious hall, living room, snug/study, open plan kitchen/dining area, utility room, boot room, shower room and cloakroom on the ground floor, and four bedrooms and bathroom on the first. There's also a generous garden and a gated parking area.

Alderton is a small village on the Bawdsey peninsular, approximately 8 miles from Woodbridge and a short distance from the coast. There's a real sense of community here with an active village pub forming the heart, a village shop, a recreation ground and Bowls Club as well as the beach being a pleasant 20 minute walk away. There's plenty of walking routes through country or along the coast and Bawdsey itself is approximately two miles further on.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
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While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	70

Address: The Street, IP12

Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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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