Chartered Surveyors / Estate Agents

Clarke & Simpson









1 The Meadows, Hollesley, Suffolk, IP12 3FA

A modern three-bedroom detached bungalow, located in a popular residential area within the village of Hollesley on the sought-after Bawdsey Peninsula and a short drive from Shingle Street.

Guide Price £385,000 Freehold

P7991/B

Summary

Entrance hall, sitting room, kitchen/dining room, utility room, principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, the property benefits from a driveway providing off-road parking for two to three vehicles, a detached single garage and an enclosed rear garden.

Location

1 The Meadows enjoys a highly desirable location in East Suffolk, close to the Suffolk Heritage Coast at Shingle Street and within the Suffolk Coast and Heaths National Landscape. The property is situated on the eastern outskirts of the sought-after village of Hollesley, approximately eight miles south-east of the attractive riverside town of Woodbridge. Woodbridge offers regular train services to Ipswich, with direct services to London Liverpool Street taking just over an hour.

The A12 provides convenient access to the wider road network, bypassing Woodbridge, while Hollesley is approximately 75 miles from the A12/M25 junction.

Description

1 The Meadows is a modern three-bedroom detached bungalow, built by the renowned local builders SEH and completed in August 2019. The property is being offered for sale with the benefit of the remainder of the 10 year NHBC warranty.

The property is presented in excellent order throughout, on entering the property, you are welcomed into a spacious entrance hall, with doors leading off to the principal reception rooms. The sitting room is a well-proportioned and light room, benefiting from dual-aspect windows to the front and sliding doors opening directly onto the private terrace and garden beyond.

The kitchen/dining room is again a well-proportioned room, fitted with a range of matching wall and base units with roll-top work surfaces over. There is a one-and-a-half bowl single-drainer sink unit with mixer tap, together with a range of integrated appliances including a fridge/freezer, dishwasher, four-ring electric hob with a high-level double oven positioned to the side, together with a stainless-steel extractor hood over.

A door leads through to the separate utility room, which is fitted with matching wall and base units, incorporating a one-and-a half-bowl single-drainer sink unit. There is space and plumbing for a washing machine, together with a partially glazed door providing direct access to the garden.



From the entrance hall, a hallway leads through to the bedroom accommodation. The principal bedroom is a good-sized double bedroom, benefiting from an en-suite shower room. Bedroom two is a further well-proportioned double bedroom with a window overlooking the side aspect, whilst bedroom three is currently utilised as an office and has a window to front.

The family bathroom has opaque windows to the rear, and the suite comprises of a panelled bath with tiled surround, concealed-cistern WC and vanity wash hand basin with cupboards beneath, mirror above and mixer tap. A chrome heated towel radiator completes the room.

The property benefits from double glazing throughout and underfloor heating, powered by an air source heat pump. The high level of insulation throughout the property contributes to its excellent energy efficiency, reflected in the current EPC rating of B.

Outside

The property is approached via a shared driveway, which leads onto the property's own private driveway, providing off-road parking for three vehicles in addition to the garage.

Gated pedestrian access to the front provides a pathway through to the rear garden, which is predominantly laid to lawn and complemented by a paved terrace, providing an ideal area for outdoor seating and entertaining. The garden is enclosed by panel fencing, creating a good degree of privacy.

Directions

Heading south along the A12 from Wickham Market to Woodbridge, turn left at the first roundabout onto the A1152 signposted Melton. Go straight over at the traffic lights and having passed over the railway line, turn right onto the B1083. Take the next turning left signposted Hollesley. Upon entering the village of Hollesley at the crossroads proceed straight over and take the right hand turn into Mallards Way. Continue to the end of Mallards Way where the road continues into The Meadows and number one can be found first on the left.

For those using the What3Words app:///clasping.aunts.kitchens













Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity.

Communal Maintenance Charge An annual fee of £100 is payable to the management company towards communal maintenance costs.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = B (Copy available from the agents upon request).

Council Tax Band D: £2,315.04 payable per annum 2026/2027

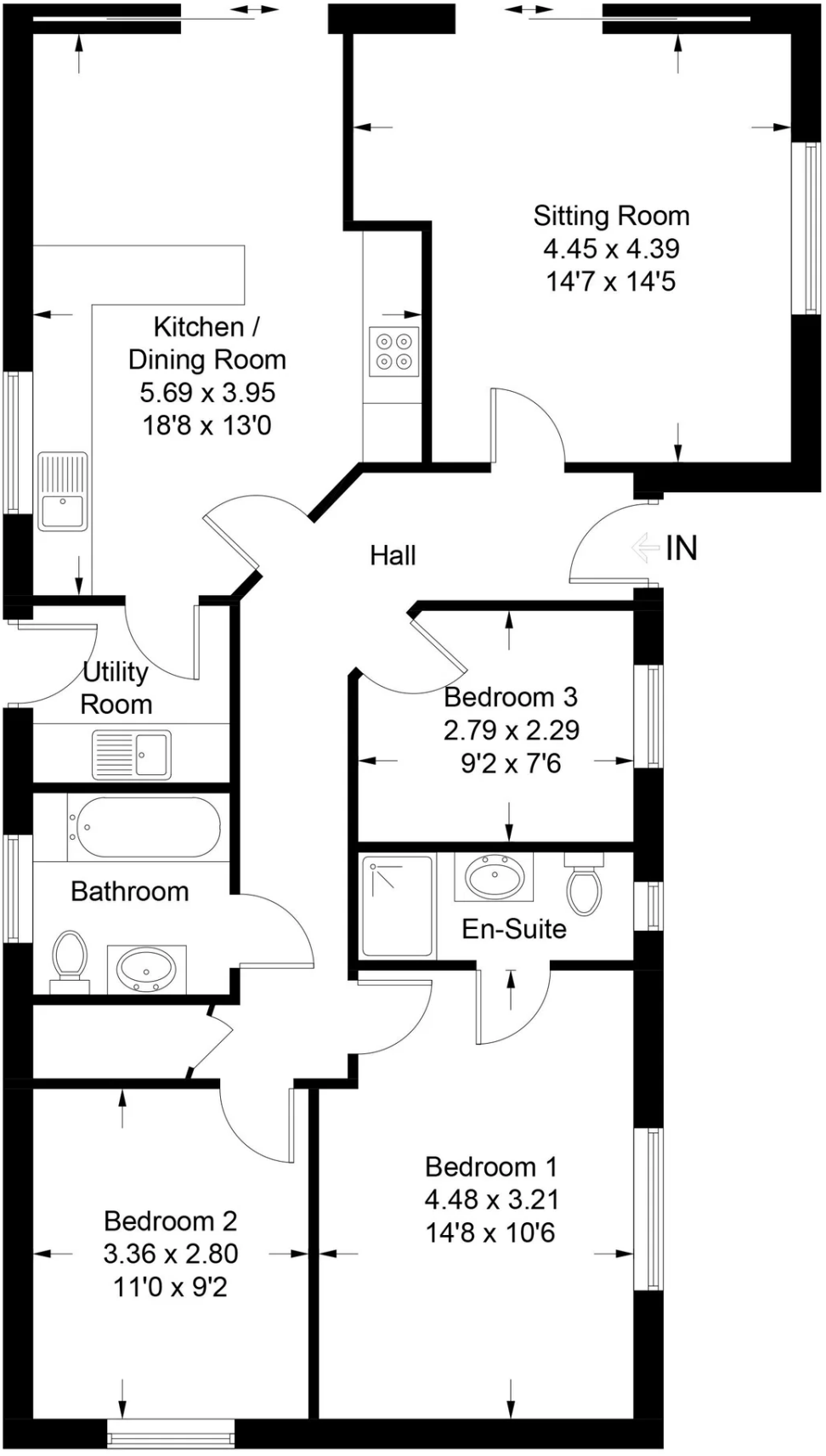
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. The incoming purchaser will have an obligation to pay a fair and reasonable contribution to future maintenance costs of the shared driveway.

1 The Meadows, Hollesley

Approximate Gross Internal Area
93.4 sq m / 1005 sq ft



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Produced for Clarke and Simpson



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