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Cavell Close  
Bawdsey



AN EXPANSIVE FIVE-BEDROOM, TWO EN-SUITE, DETACHED HOUSE IN PRIVATE SETTING WITH FAR REACHING VIEWS TO THE REAR ASPECT.

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## 3 Cavell Close, Bawdsey, Woodbridge, IP12 3DD

### RECEPTION HALL

With door in from the front aspect this 'L' shape hall has patio doors leading out to the rear garden, attractive wooden flooring and stairs leading to the first floor.

### SHOWER ROOM

With shower in panelled cubicle, wc and hand wash basin. Heated towel rail/radiator.

### OFFICE

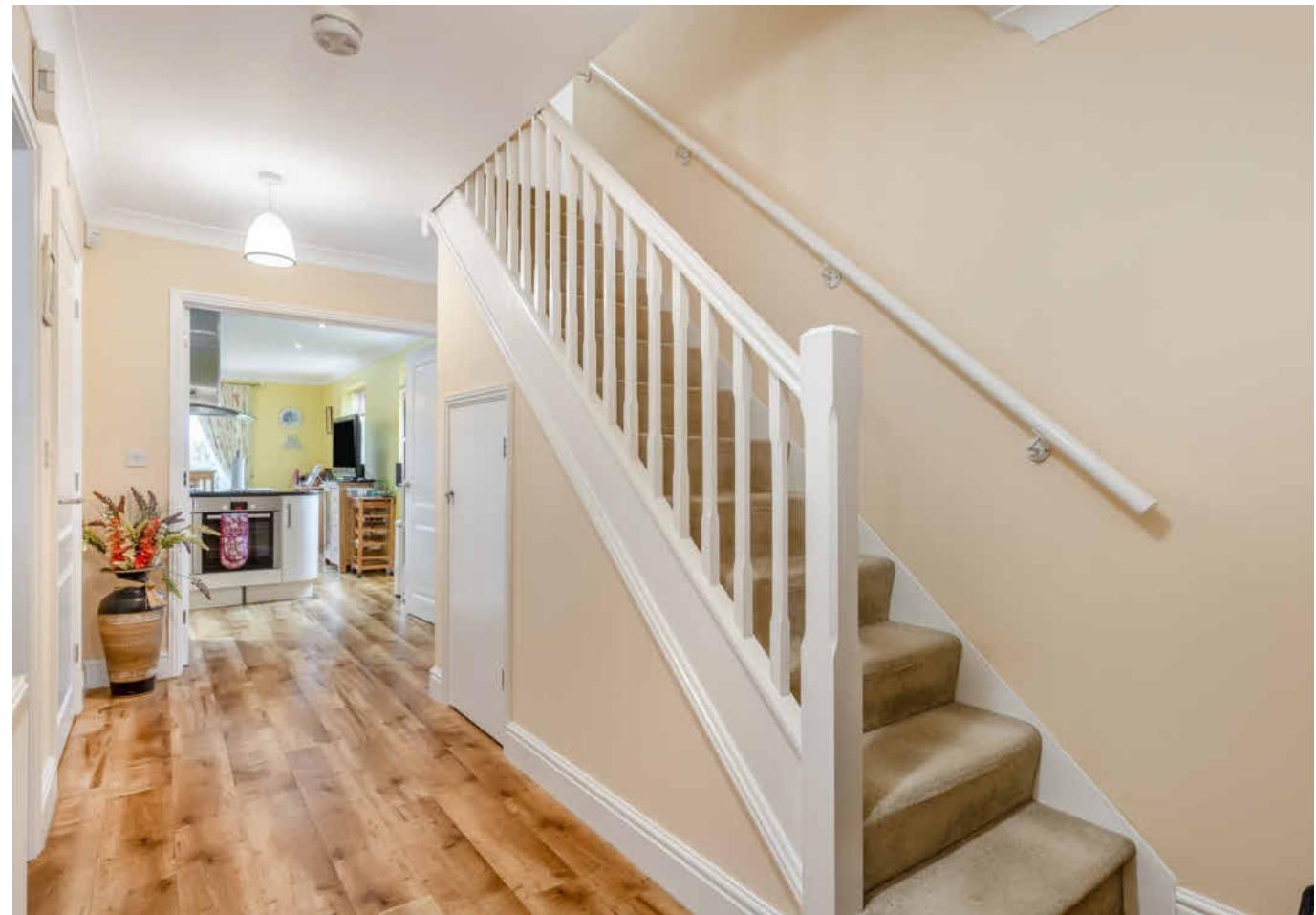
An ideal home office with window to the front aspect. This room could readily double as a bedroom if required, being alongside the shower room.

### KITCHEN/BREAKFAST ROOM

This spacious 'live-in' kitchen is fitted with an excellent range of stylish base drawer and cupboard units with granite work surface over featuring an inset sink with 'rinsing' tap. Matching wall cabinets supply further storage and larder units provide space for a fridge/freezer. A large island provides further storage, wine racks and workspace, this island also houses twin Bosch ovens with hob and hood over. Other fitted appliances include a dishwasher and microwave. There is plenty of space for a dining table, windows to two aspects and patio doors leading out to a patio area and garden beyond. Attractive wooden flooring continues to the utility room.

### UTILITY ROOM

This useful room is fitted with further base and wall mounted storage units, worksurface with inset sink unit. Integrated washing machine and dryer. A door leads out to the garden.







### SITTING ROOM

A well-proportioned room with windows to two aspects and patio doors leading out to the rear garden. A focal point is provided by a contemporary multi fuel stove. Partially glazed double doors open to the dining room.



### DINING ROOM

This lovely, formal dining room has two windows to the front aspect and a further set of double doors to the reception hall.

### LANDING

With stairs up from the reception hall, a window to the rear overlooks the garden and paddocks beyond. Fitted airing cupboard with double doors.



### BEDROOM 1

This generous bedroom has windows to two aspects, with far reaching views over paddocks and farmland to the rear. A useful dressing area has fitted wardrobes with sliding doors to one wall and a door to the en-suite.

### EN-SUITE

Having bath with shower in separate cubicle, wc, hand wash basin and large cupboard.

### BEDROOM 2

Another lovely double bedroom, once again having open views to the rear aspect. Fitted wardrobe with sliding door.

### EN-SUITE

Fitted with bath, shower in cubicle, wc and hand wash basin. Natural light is provided by a velux window.

### BEDROOM 3

With window to the front aspect, along with a velux.

### BEDROOM 4

With window to the front aspect.

### BATHROOM

Fitted with a suite comprising corner bath, wc and hand wash basin.

### BEDROOM 5

With window to the front aspect.





## EXTERNAL

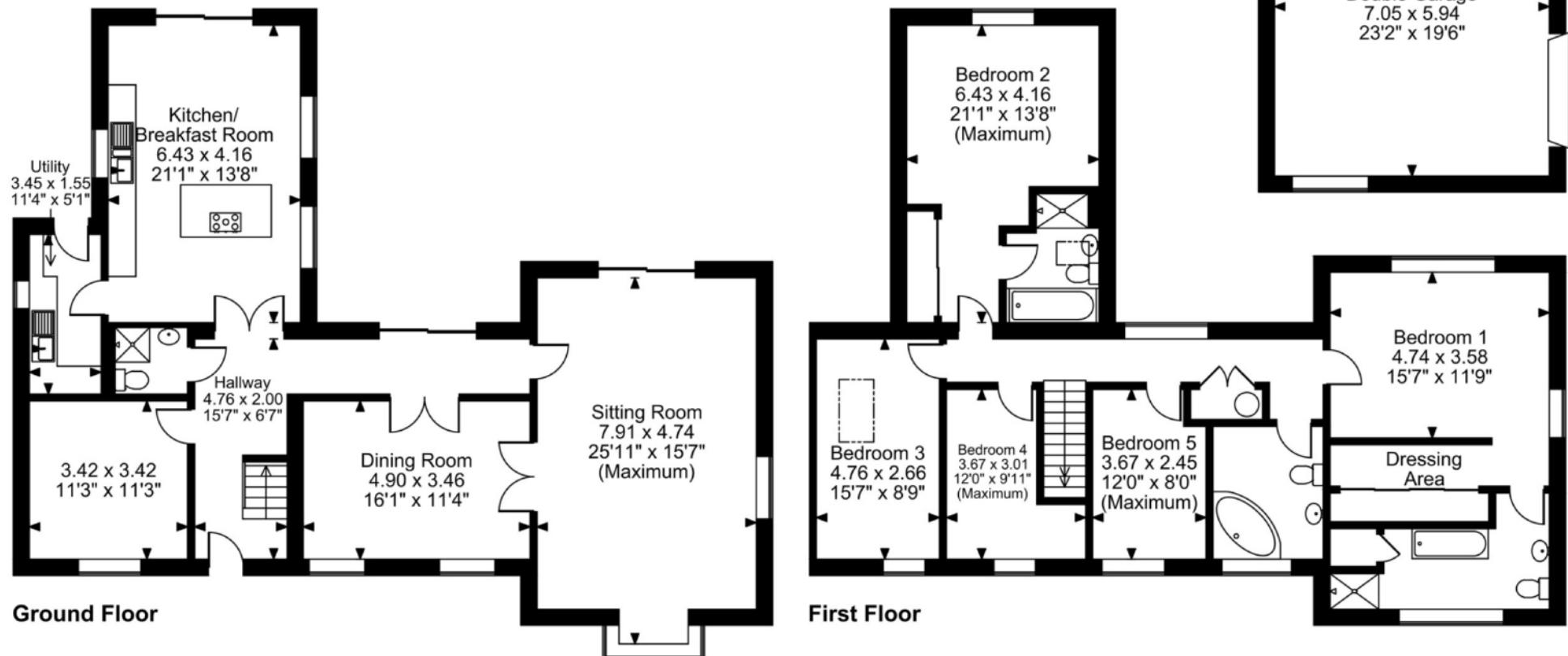
The property stands at the end of the cul-de-sac with a five-bar gate opening onto a driveway providing plenty of parking and leading to the detached double garage. This 'oversize' double garage has power, lighting, and twin up and over doors. Gated access to the rear.



The rear garden is laid to a wide area of lawn enclosed by mature hedging and with areas of paving adjoining the house and a more extensive patio area with patio doors from the kitchen and a covered seating/dining area. The garden continues to the west of the house to a further generous area of lawn once again enclosed by hedging. Within this area is the external boiler, and a screened area housing the oil tank and making a useful bin storage area. At the far end of this garden, screened by fencing is area for a vegetable garden with shed/workshop and greenhouse.



## Cavell Close, Bawdsey, Woodbridge



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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£750,000

Standing at the end of a private cul-de-sac this spacious home is presented in excellent condition throughout and has generous gardens, detached garage, and far-reaching views over paddocks and farmland to the rear aspect. The ground floor accommodation offers three reception rooms, including an office, which could readily double as a ground floor bedroom as there is a shower room alongside. The formal dining room has double doors from the reception room, and into the sitting room which features a contemporary multi fuel stove. The ground floor accommodation is completed by a well fitted kitchen/breakfast room and separate utility room. On the first floor there are five bedrooms, two of which have en-suite bathrooms, as well as the family bathroom. The principal bedroom also features a useful dressing area.

Externally the property stands in generous gardens, has a driveway offering plenty of parking and leading to the detached double garage. The village of Bawdsey stands on the Deben Estuary and is known for the historic Bawdsey Manor as well as Bawdsey Quay and marshes offering great walks and wildlife watching opportunities. The village also benefits from a village hall, village church and primary school. The bustling market town of Woodbridge with a rail link to London Liverpool Street, via Ipswich, lies approximately 10 miles away to the north-west of the village.

EPC Rating: B

Council Tax Band: F

Tenure: Freehold

Viewing by appointment with our  
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