



## 2 Cavell Close, Bawdsey

Guide Price £535,000





## 2 Cavell Close

Bawdsey, Woodbridge

An exceptional, energy-efficient coastal bungalow offering over 1,500 sq ft of versatile accommodation, set within a private road in the sought-after village of Bawdsey, Suffolk, near Woodbridge.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

- EPC A – exceptionally low running costs
- Solar panels to both roof aspects with Tesla Powerwall battery storage
- Electric vehicle charging point
- Multiple outdoor seating and entertaining areas
- Three bedrooms, en-suite to principal
- Private road position
- Extensive driveway with parking for multiple vehicles
- Prime coastal location in Bawdsey





## Ground Floor

Approx. 140.4 sq. metres (1511.5 sq. feet)



Total area: approx. 140.4 sq. metres (1511.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Cavell Close, Bawdsey**



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