



Manor Farm Gardens, Woodbridge,
£130,000

GRACE ESTATE AGENTS are delighted to present this beautiful two bedroom semi-detached home – 50% shared ownership available. (OIEO £130,000)

Situated in the highly sought-after village of Bawdsey, near Woodbridge, this beautifully presented two-bedroom semi-detached home offers an excellent opportunity to purchase a 50% shared ownership property in a desirable coastal location.

The accommodation is well laid out and ideal for modern living, comprising a welcoming entrance hall, a convenient ground floor cloakroom, a spacious and light-filled lounge, and a well-appointed kitchen with ample storage and workspace.

Upstairs, the property offers two generously sized bedrooms and a recently renovated contemporary family bathroom, finished to a high standard. Oak internal doors fitted throughout the first floor add a touch of quality and character.

Externally, the home benefits from a beautifully landscaped rear garden, providing an attractive and private space for relaxing or entertaining. To the front, there is off-road parking for two vehicles.

Further benefits include an energy-efficient air source heat pump, helping to reduce running costs while providing comfortable heating throughout the year.

Occupying a desirable position in the picturesque village of Bawdsey, this delightful home is within easy reach of the stunning Suffolk coastline, local amenities, and the historic market town of Woodbridge. Offering modern accommodation in an enviable location, this property is an ideal choice for first-time buyers, professionals, or those looking to enjoy village living through the shared ownership scheme.





Entrance Hall

Radiator, tiled flooring, access to the lounge, kitchen, cloakroom and stairs to the first floor.

Lounge

14'3" x 9'11" (4.36 x 3.03)

Two double glazed windows to front aspect, two radiators and wood style flooring.

Kitchen

13'11" x 9'0" (4.26 x 2.75)

Double glazed window and French doors to rear aspect. Radiator, wood style flooring, matching eye level and base units with work tops over. Space for single oven, washer dryer and fridge freezer.



Cloakroom

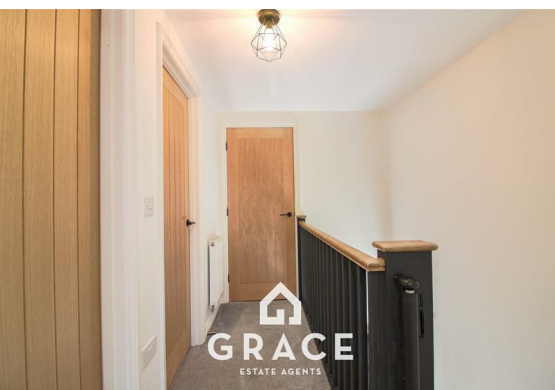
6'10" x 4'1" (2.10 x 1.27)

Low level WC, double glazed window to rear aspect, hand wash basin with tiled splash back, radiator and tiled flooring.

Master Bedroom

13'11" x 9'6" (4.26 x 2.91)

Two double glazed windows to rear aspect and radiator.



Bedroom Two

13'11" x 9'5" (4.26 x 2.88)

Two double glazed windows to front aspect and radiator.

Bathroom

Double glazed window to rear aspect, heated towel rail, panelled bath with rainfall shower and shower on a riser rail. Low level WC, hand wash basin, tiled flooring and splash back.

Storage Cupboard

6'7" x 3'2" (2.02 x 0.97)

Outside

Rear garden - Patio from the rear of the property, leading to a lawned area. Garden pergola, fenced boundaries and access to the side of the property.



Parking - Off road parking to the side of the property for two vehicles.

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	