



Hayhall Cottages, Boyton, Woodbridge, IP12 3LG

welcome to

Hayhall Cottages, Boyton Woodbridge

This spacious four-bedroom semi-detached home, set amidst serene fields, offers generous parking and a double garage. While some rooms await modernising, the price is perfectly adjusted to reflect this. A great opportunity to create your dream space and family home!

Entrance Hall

Wood effect flooring, radiator, stairs to first floor,

Lounge

17' x 17' (5.18m x 5.18m)

This stunning room is part of the extension, and benefits from double glazed windows to the front and rear and sliding doors to the sunroom. Two radiators, wood flooring, a fireplace with feature brick surround and storage cupboard.

Sunroom

12' 4" x 7' 1" (3.76m x 2.16m)

Double glazed to the side and rear and patio doors to the garden, with further door to the side. With wood floor, radiator, storage cabinets.

Dining Room

11' 5" x 11' (3.48m x 3.35m)

Located to the front of the property, this stunning room has a double glazed window to the front with field views, wood effect flooring, radiator, fitted wood-burner with set on a stone base, exposed brick walls,

Kitchen

17' 4" x 11' 1" (5.28m x 3.38m)

Double glazed window to the rear, tiled flooring, oil fired boiler. Fitted with a range of cream base units with wood effect worktops, ceramic white one and a half bowl sink and drainer with chrome mixer tap, radiator, ample space for appliances,

Utility Room / Cloakroom

10' x 6' 11" (3.05m x 2.11m)

Double glazed to the side, door to the garden. Tile effect flooring, base units with fitted worktop, space for a washing machine, fridge/freezer and tumble dryer, radiator and low level WC.

First Floor Landing

Double glazed window to the front with stunning panoramic field views. wooden flooring and a radiator.

Master Bedroom

17' x 9' 11" (5.18m x 3.02m)

Double glazed to the front and rear with field views, wooden flooring, radiator, wall hung lights, door to the...

En-Suite

With low level WC, bidet, pedestal wash hand basin, shower with glass enclosure, wooden flooring, radiator and double glazed window to the rear.

Bedroom Two

11' 1" x 10' (3.38m x 3.05m)

Double glazed to the front, wood effect flooring, radiator, two fitted sliding wardrobes, fireplace with exposed white painted brick hearth.

Bedroom Three

10' 10" x 8' 5" (3.30m x 2.57m)

Double glazed to the rear, wood effect flooring, radiator, fitted wardrobe, loft hatch.

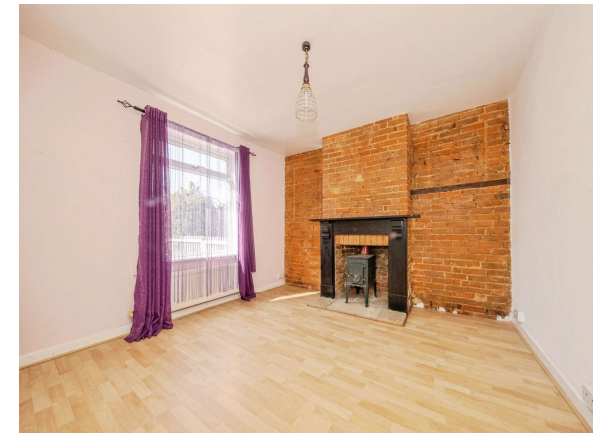
Bedroom Four

8' 5" x 7' 9" (2.57m x 2.36m)

Double glazed to the rear, wooden flooring, radiator.

Bathroom

Low level WC, pedestal wash hand basin, bath with shower attachment, part tiled walls, wooden flooring and radiator.





Outside

The property is approached via a gated access to the driveway which leads round to the side where there is a double garage and gates to the rear garden. The front garden is enclosed by a picket fence, with gate and pathway to the front door. There is a pergola, hedge and grassed area. To the rear the garden is mainly laid to grass, with multiple patio seating areas, trees, flower beds, and hedging.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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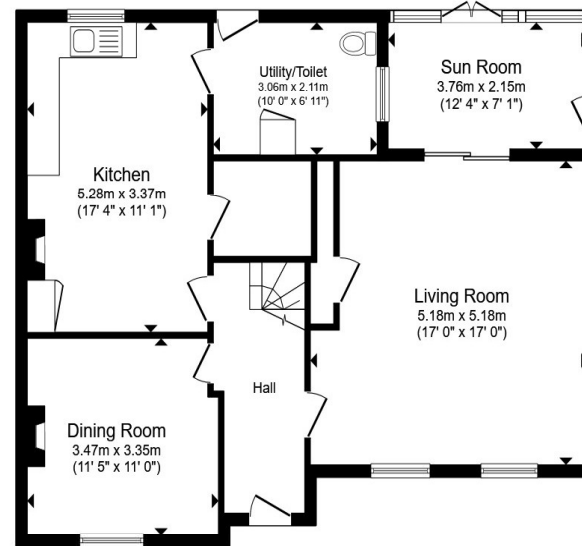
Hayhall Cottages, Boyton, Woodbridge

- Rural Location with Field Views
- Commuting Distance of Woodbridge
- Four Double Bedrooms
- Three Reception Rooms
- Large Kitchen

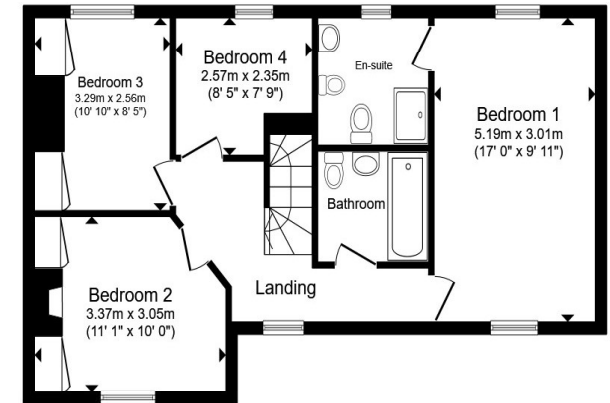
Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in the region of

£425,000



Ground Floor



First Floor

Total floor area 142.8 m² (1,537 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH



williamhbrown.co.uk