Fox Hill | Hollesley | Woodbridge | IP12 3RA

O.I.R.O £475,000

MORTIMERS
OF WOODBRIDGE

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Mortimers of Woodbridge are delighted to offer for sale this modern, eco friendly, detached bungalow, in the charming suffolk coastal village of Hollesley. Built in 2016 and located toward the end of a private driveway, the property offers a perfect blend of modern living and a rural, contemporary design that is both stylish and functional.

Upon entering, you are greeted by a generous hallway, with access to all rooms and the first of three access routes out to the rear garden.

- Two Double Bedrooms
- Third of an acre plot
- South facing rear garden
- Solar Panels & Air Source Heat Pump
- Modern Bungalow Built in 2016
- Located toward the end of a private drive
- Detached garage and ample off road parking
- Popular Suffolk Coastal Village

Entrance Hall
7'10" x 8'7" (2.4 x 2.61)
Enter via entrance door, using NUKI keypad system to Entrance Hall, with further double doors opening in to inner hallway, integrated storage cupboards housing the washing machine and tumble drier, and a further useful storage cupboard.
The entrance hall provides a practical and welcoming space on arrival, leading directly into the hallway and offering access to the rest of the home. It is simply finished with wood flooring and neutral walls, creating a bright and airy initial impression.

Hallway
The spacious Hallway with wooden flooring and neutral walls, offers a bright and welcoming area. It features several doors leading to adjoining rooms and is decorated with a mix of modern and classic furnishings. The hallway includes a generous storage cuppboard with power sockets along with a side area with patterned wallpaper and vaulted ceilings, adding a touch of character to the space, where you can set and enjoy the garden, with the velux window above. Loft hatch access.

ACCOMMODATION

Living Room

15'3" x 10'8" (4.65 x 3.262)

This living room is both cozy and inviting, characterised by warm wooden flooring and a corner wood-burning stove which adds a homely touch. The room is naturally lit through a set of floor-to-ceiling bifold doors that open onto the south facing rear garden.

Kitchen/Dining Room

17'9" x 17'1" (5.4 x 5.201)

A contemporary and stylish kitchen/dining room featuring tiled flooring and a large central island with a sleek Corian countertop. The space is flooded with natural light thanks to multiple windows and bifold doors that open directly onto the south facing garden patio. The kitchen is well-equipped with modern appliances including and AEG Fridge/Freezer, AEG Induction Hob, Fisher & Paykel Dishwasher drawer & Cuooker hot tap, integrated into gloss-finish cabinetry, while the dining area comfortably seats several people, creating a perfect space for cooking and socialising.

Bedroom

10'11" x 10'8" (entryway 4'4" x 3'8" (3.34 x 3.252 (entryway 1.31 x 1.12))

The room benefits from natural light through two large windows to front and side aspect along with a walk-in wardrobe.

Bedroom

9'6" x 11'9" (2.906 x 3.585)

Another double bedroom, with a window to the front aspect and two integrated double wardrobes.

Study/Bedroom

7'7" x 6'9" (2.32 x 2.05)

This room serves as a study or a third bedroom, if required, fitted with wood flooring, and large window to the front aspect offering natural light to the workspace.

Shower/Wet Room

6' x 9'4" (1.83 x 2.835)

The modern shower room features a walk-in shower area with a frameless glass screen and a wall-mounted toilet. The curved wooden vanity unit with an integrated basin adds a touch of warmth, alongside the fully tiled floor. Frosted window to side aspect and a wall mounted heater towel radiator.

Outside

To the front of the property, you approach via fully electric private entrance gates plus a single pedestrian access gate, leading in to the large driveway with ample parking space and a single garage with electric up & out door, log storage, plant room, mature planted borders and access round to the rear garden. There is also pedestrian access to the property.

The south facing rear garden is a generous and well-maintained outdoor space, featuring a large paved patio which leads out from the living room, hallway and kitchen/dining room. Beyond the patio, the garden extends into an expansive area, bordered by mature trees, shrubs, planted areas and hedging. Two sheds also sit at the base of the garden.

GROUND FLOOR

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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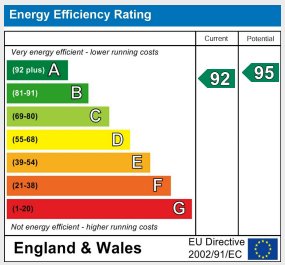
Council Tax Band **D**

EPC Rating **A**



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