

Timbers, Main Road, Stratford St. Andrew, Saxmundham, IP17 1LF



3 bedrooms
1 reception room
2 bathrooms

Freehold
Guide Price
£475,000
Subject to contract
No onward chain



Some details

General information

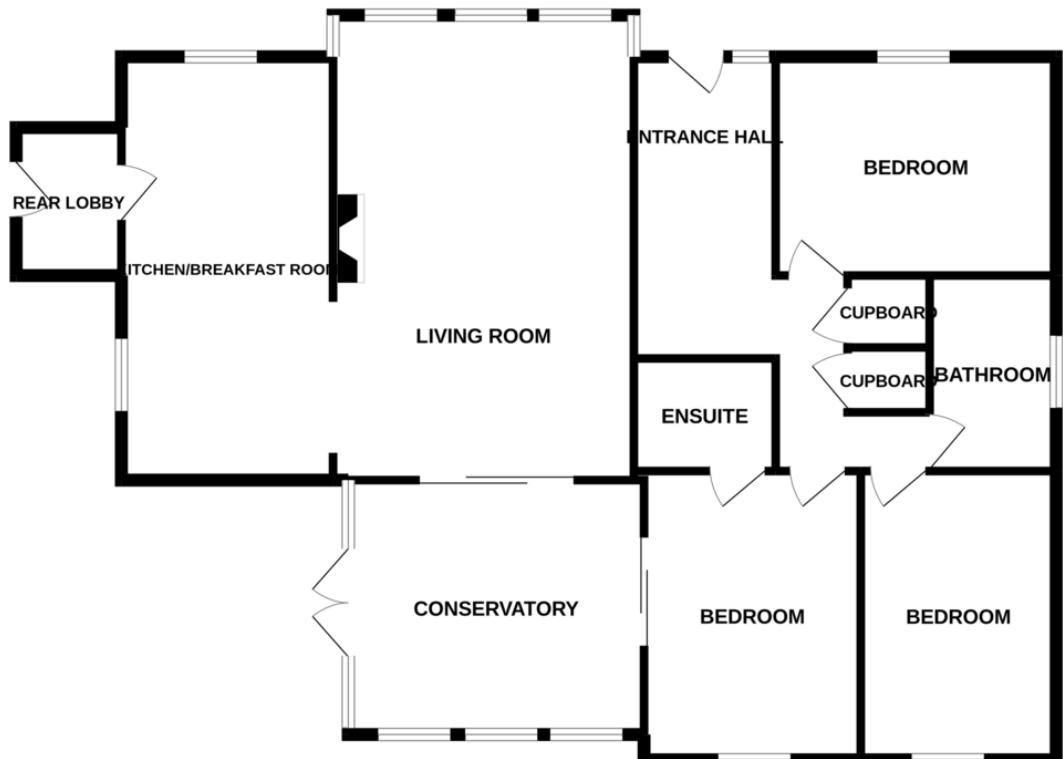
Situated in Stratford St Andrew offering excellent access to commuter links and amenities is this spacious three bedroom detached bungalow with outstanding views across open fields. The property was built in 2006 and has recently undergone redecoration by the current owners making this property ideal for any potential buyers that are looking for a home ready to move straight into whilst offering further potential.

As you enter the property you are welcomed into a light and airy entrance hall with doors leading to all principle rooms. The master bedroom benefits from an ensuite shower room with shower cubicle, WC and a wash hand basin. There are two further bedrooms and a family bathroom fitted with a paneled bath with shower over, vanity unit housing the WC and wash basin. A contemporary open plan living space enjoys a vaulted ceiling and log burner, this area is used as the sitting room whilst opening onto the kitchen and dining area. The kitchen has been fitted with matching cream gloss units with worktops above, integrated appliances include dishwasher, oven, microwave and hob. A breakfast bar creates additional storage and dining facilities. The utility houses the boiler for the oil central heating, plumbing for the washing machine and a door to the side of the property. A conservatory is accessed via both the master bedroom and sitting area enjoying views across the garden and open fields. We understand the property is offered for sale with no onward chain.



A well presented three bedroom bungalow set in a plot of approximately 1/4 an acre with outstanding viewings.

GROUND FLOOR
1269 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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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**Entrance hall**

13' 08" x 06' 07" (4.17m x 2.01m)

Bedroom

12' 07" x 9' 09" (3.84m x 2.97m)

Bathroom

09' 01" x 05' 09" (2.77m x 1.75m)

Bedroom

13' 02" x 08' 10" (4.01m x 2.69m)

Bedroom

13' 02" x 09' 11" (4.01m x 3.02m)

Ensuite

06' 07" x 05' 06" (2.01m x 1.68m)

Conservatory

13' 05" x 11' 06" (4.09m x 3.51m)

Sitting room

21' 02" x 13' 09" (6.45m x 4.19m)

Kitchen/dining room

19' 03" x 09' 08" (5.87m x 2.95m)

Utility room

06' 09" x 04' 10" (2.06m x 1.47m)

Garage

17' 04" x 15' 07" (5.28m x 4.75m)

Workshop

17' 04" x 07' 09" (5.28m x 2.36m)



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Outside

The property sits in a plot of around 1/4 of an acre and is set back from the road with a drive accessed via a five bar country gate opening onto a shingled parking area. There is off road parking for ample vehicles and a front lawned area with some flower beds. A garage provides additional parking and storage space with a workshop attached. We understand this may require some maintenance but offers great potential. For more information on this please contact the office. Open side access leads to the rear garden which is mainly laid to lawn with various flower beds and a decked seating area.

Location

Timbers is situated on the edge of the village of Stratford St Andrew and set well back from the road. The village benefits from a Shell petrol station with a shop and The Riverside community centre which hosts many classes and activities. There is also a children's play area within the village playing field.

The historic Town of Woodbridge is approximately 10 miles away where there are numerous facilities including medical centres, an independent cinema, swimming pool and a train station with links to the county town of Ipswich, which has mainline services to London Liverpool Street. Woodbridge also has a broad range of private and state schools in the town and local vicinity.

Important information

Council Tax Band - TBC

Services - We understand that mains water and electricity are connected to the property whilst drainage is via septic tank.

Tenure - Freehold

EPC rating - TBC

Our ref - NRH

Agents note

We understand there is right of way for the farmer to access the field adjacent. As you enter the beginning of the drive there is access to the neighbouring properties parking.



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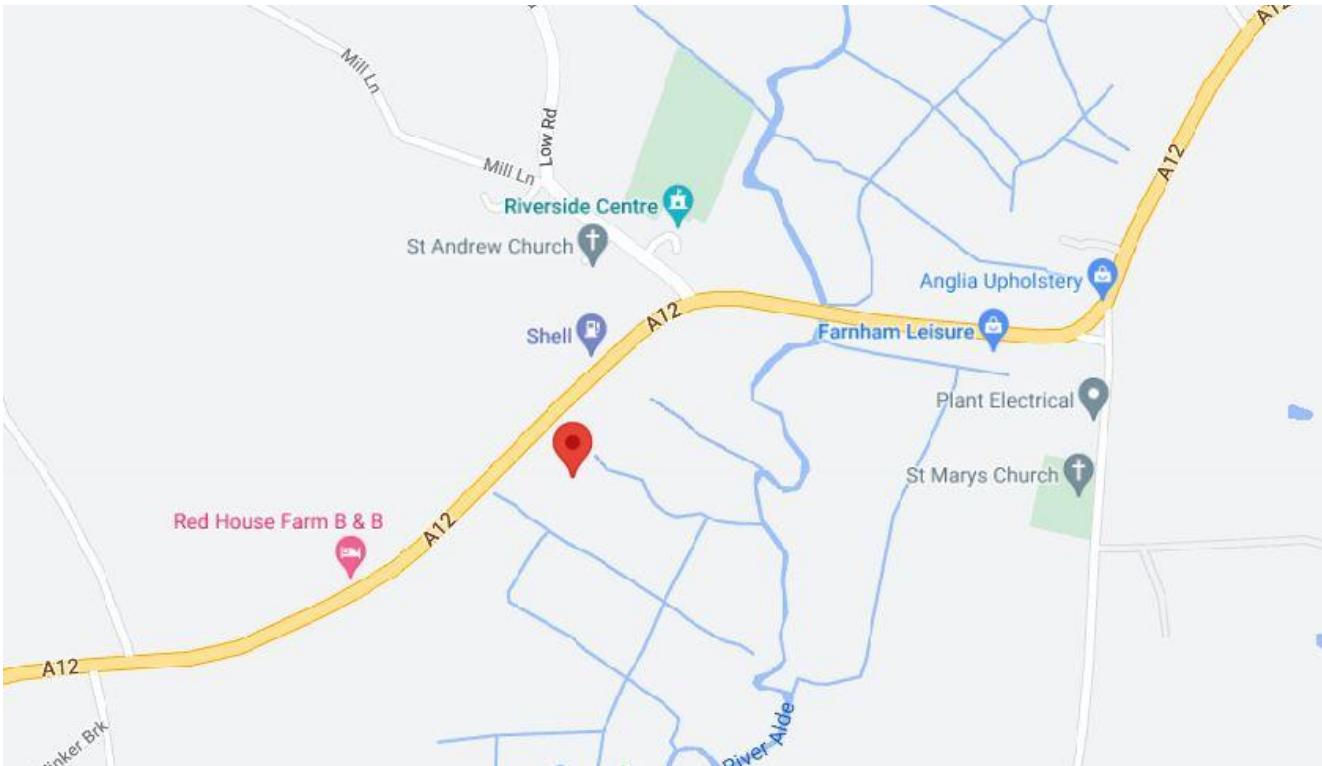
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01394 333346.



Directions

Proceed out of Woodbridge on Melton Hill and turn left at the traffic lights onto Woods Lane. At the roundabout, take the second exit onto the A12 and continue along the A12, passing Ufford, Wickham Market, Lower Hacheston and Little Glemham. As you head into the village of Stratford St. Andrew the property can be found before the Shell garage and set back from the road on the right hand side.

To find out more or book a viewing

01394 333346

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