

Redlands, The Street, Hacheston, Woodbridge, IP13 0DR



**Freehold**

Guide Price

**£475,000**

Subject to contract

**Village location**

4 bedrooms  
Sitting room  
Kitchen/dining room  
Bathroom & en-suite



## Some details

### General information

Redlands is a four bedroom detached bungalow, situated in the village of Hacheston, approximately 3 miles from Framlingham and 8 miles from Woodbridge. The property offers generous accommodation including a sitting room, kitchen/dining room and an impressive main bedroom with en-suite. It also has oil fired central heating, double glazing, detached double garage and occupies a plot measuring approximately 0.20 of an acre.

The accommodation comprises a reception hall which has two storage cupboards and doors off to all rooms. To the left of the property is a generous sitting room which overlooks the front garden and has an opening through to the 30' kitchen/dining room with doors opening onto the rear garden and door returning to the hall. The kitchen has an extensive range of base and eye level units, work surfaces and ceramic sink. There is an integrated oven, induction hob with extractor, dishwasher and space for a fridge/freezer. A door leads into a utility room which has a stable door to the garden and space for a washing machine and tumble dryer.

The property has four bedrooms all of which are situated to the right of the home with an impressive 20' main bedroom overlooking the front garden, it also has an en-suite bathroom which has recently been re-fitted with bath, basin and WC. There is also a recently re-fitted and good size family bathroom with bath, separate shower, basin and WC.

### Reception hall

#### Sitting room

18' 5" x 13' 8" (5.61m x 4.17m)

#### Kitchen/dining room

30' 4" x 12' 8" (9.25m x 3.86m) max

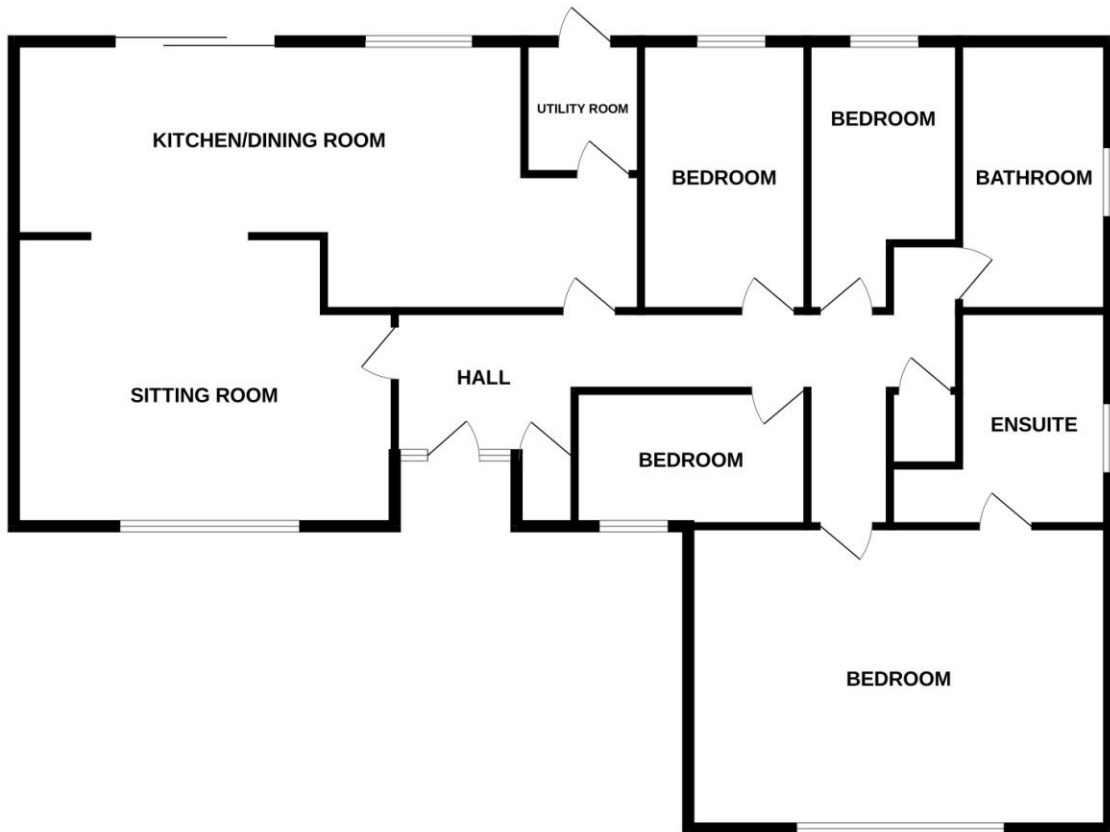
#### Utility room

6' 5" x 5' 8" (1.96m x 1.73m)



Situated in the village of Hacheston, just 8 miles of Woodbridge, is this generous detached bungalow, occupying a generous plot.

## 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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**Bedroom one**

20' 4" x 14' 7" (6.2m x 4.44m)

**Ensuite**

10' 4" x 7' 3" (3.15m x 2.21m)

**Bedroom two**

12' 9" x 8' 1" (3.89m x 2.46m)

**Bedroom three**

12' 8" x 8' (3.86m x 2.44m)

**Bedroom four**

11' 3" x 6' 7" (3.43m x 2.01m)

**Bathroom**

13' x 7' 2" (3.96m x 2.18m)



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Particulars for Redlands, The Street, Hacheston, Woodbridge, IP13 0DR

### Outside

The property occupies a generous plot and is set back from the road and screened by high level hedging. A five bar gate leads into a driveway which leads up to a parking area providing parking for a number of cars and a detached double garage which measures 18 x 16'8 with up and over door to the front and door to the rear. There is access to both sides of the property.

The front garden is predominately laid to lawn with various shrubs and the rear garden which abuts open fields is tiered with an upper lawn and patio area to the immediate rear of the property.

### Location

Hacheston is a popular village which runs parallel to the River Ore. It is situated between the market town of Framlingham and Wickham Market village, which both offer excellent day to day amenities. The property falls in the catchment area of the Thomas Mills High School and the Sir Robert Hitcham CVEA primary school in Framlingham. The County Town of Suffolk, Ipswich, is some 16 miles south west where there is a wealth of shopping, recreational facilities together with a mainline station providing a fast and frequent service to London Liverpool Street. The thriving market town of Woodbridge is also within a short drive and has a yacht club on the River Deben and a local golf club.

### Important information

Council Tax Band - E

Services - We understand that mains water and electricity are connected to the property, drainage is via a septic tank and there is oil fired central heating.

Tenure - Freehold

EPC rating - E

Our ref - CJJ

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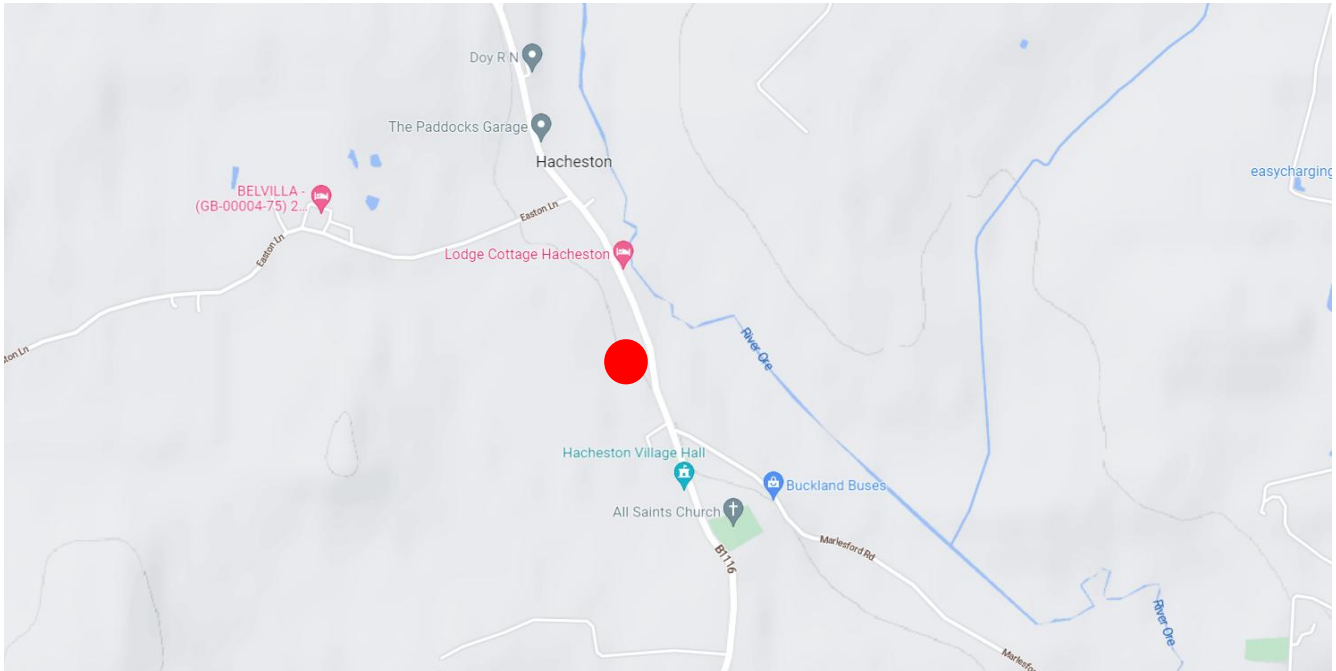
### Further information

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 road and turn left at the traffic lights onto Woods Lane. At the roundabout take the second exit onto the A12 and continue for some distance taking the second exit signposted to Wickham Market. Proceed straight over the roundabout and continue into Hacheston village where the property will be found on the left hand side, identified by a Fenn Wright board.

To find out more or book a viewing

**01394 333346**

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