



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

THE STREET, BAWDSEY, IP12 3AH

TENURE : FREEHOLD

GUIDE PRICE £350,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and doors to...

Porch 2.75m x 0.98m (9' x 3' 3")

A useful storage, planting area.

Living Room 3.67m x 3.39m (12' x 11' 1")

With window to front aspect and fireplace.

Cloakroom

With WC and wash basin.



Bathroom

Fitted with wash basin and paneled bath.

Family Room 5.08m x 3.10m (16' 8" x 10' 2")

A generously proportioned room with a solid-fuel stove, and open to the...

Kitchen/Diner 5.23m x 3.56m (17' 2" x 11' 8")

Fitted with a range of wall and base units, work surfaces over, inset sink/drain unit, electric cooker point, plumbing for washing machine, windows to rear aspect and door to the rear garden.



First Floor Landing

With doors to...

Bedroom One 3.68m x 3.38m (12' 1" x 11' 1")

(Max measurements provided) A double bedroom with window to front aspect and fireplace.

Bedroom Two 3.10m x 2.54m (10' 2" x 8' 4")

(Max Measurements provided) With window to rear aspect.

Bedroom Three 3.10m x 1.89m (10' 2" x 6' 2")

With windows to side and rear aspect.

Shower Room

Fitted with WC, wash basin and shower cubicle, with window to rear aspect.

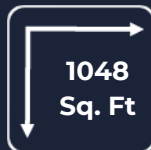
Outside

To the front of the property is a lawned garden with planting beds, hardstanding providing off road parking and access to the double garage, (which has power and light connected). Side pedestrian access leads to the rear garden which has a patio area, lawn and well-stocked beds with mature shrubs and trees and a pond. There is a walkway to a further large garden area which has a vegetable plot, wooden shed, store/studio, and a rear gate that leads to the fields beyond.

THE PROPERTY & LOCATION

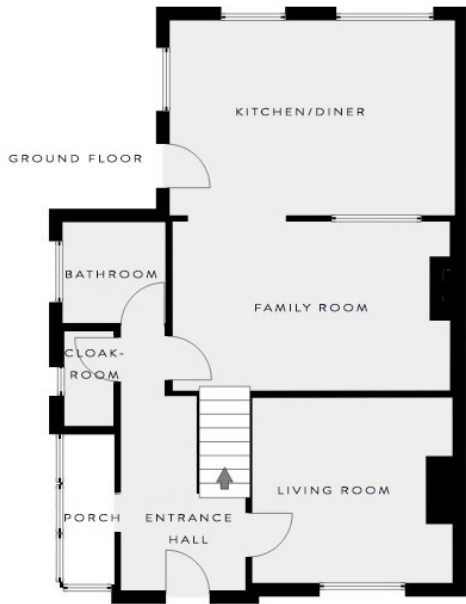
A spacious semi-detached home occupying a generous plot in the popular village of Bawdsey. The property offers extended accommodation on the ground floor offering flexible spaces including a large open-plan family room and kitchen/diner. There's also a bathroom and shower room, a large plot of around a quarter of an acre and is available with no onward chain.

Bawdsey is a pretty village situated to the southeast of Woodbridge. There are a number of beaches within close proximity including Bawdsey Quay, a fantastic array of country walks and a church, primary school and village hall. Within easy travelling distance, Woodbridge has a mainline rail station, supermarket, and a huge range of shopping, leisure and educational facilities.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



WHILE WE TRY TO BE AS ACCURATE AS POSSIBLE WITH OUR FLOORPLANS THEY ARE INTENDED AS A GUIDE ONLY AND ARE NOT TO BE RELIED UPON.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Bawdsey, IP12 3AH

- Popular Village Location
- Extended Ground Floor
- Double Garage & Driveway
- Oil-Fired Central Heating

- Three Bedrooms
- Large Plot Of Around 0.25 Acre
- No Onward Chain
- Double Glazed Windows

Council Tax Banding : C



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