



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BOYTON, WOODBRIDGE, SUFFOLK, IP12 3LH

TENURE : FREEHOLD

GUIDE PRICE £495,000

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...

Kitchen 5.46m x 2.72m (17' 11" x 8' 11")

A good-sized kitchen/breakfast room with dual aspect windows, an extensive range of wall and base units with work surfaces over, sink/drain unit, built-in double electric oven and hob with cooker hood over, external Side door.

Living Room 5.46m x 3.94m (17' 11" x 12' 11")

A generously proportioned living room with window to front aspect, open fire and door to the...



Dining Room

With wheelchair-accessible door and window to the rear overlooking and giving access to the rear garden and door to the...

Rear Lobby

With door to the rear garden and doors to the Wet Room and the...



Study 2.92m x 2.18m (9' 7" x 7' 2")

A perfect space to work from home with dual aspect windows.

Wet Room

A wheelchair-accessible wet room fitted with a shower, wash basin and a Japanese bidet-toilet.

First Floor Landing

With loft access and doors to...

Bedroom One

A good-sized double bedroom with built-in wardrobe, cupboard housing water-heating boiler and window to front aspect.

Bedroom Two 3.94m x 3.53m (12' 11" x 11' 7")

Another good double with window to front aspect.

Bedroom Three 3.99m x 2.79m (13' 1" x 9' 2")

A third double room with window to rear aspect.

Bedroom Four 4.39m x 2.59m (14' 5" x 8' 6")

With window to side aspect.

Bedroom Five 2.94m x 2.28m (9' 8" x 7' 6")

With window to side aspect.

Bathroom

Fitted with a panelled bath, WC and wash basin with window to rear aspect.

Outside

To the front of the property is a large front garden with lawns and mature trees and plenty of parking, access to the carport and garage, which has an up-and-over door. The rear garden is predominantly lawned, with planting beds and mature shrubs and trees. We understand from the vendor that the property has mains electricity and water supply. The drainage is via a septic tank system.

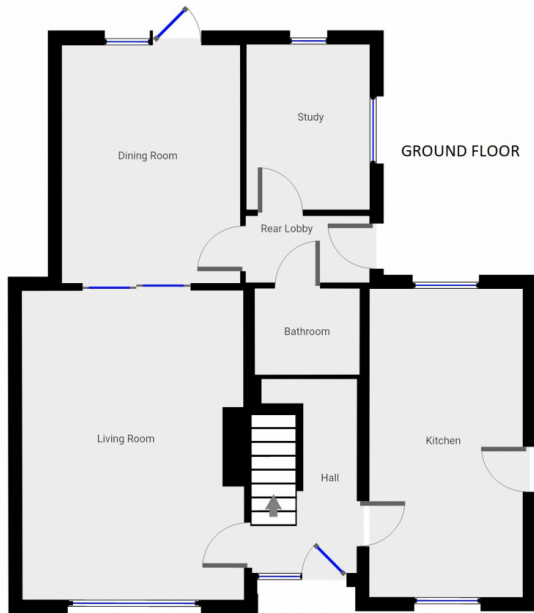
THE PROPERTY & LOCATION

A spacious detached home offering flexible accommodation occupying a generous plot of around a third of an acre in the popular village of Boyton. The property is in need of some updating and is available with no onward chain.

Boyton is a small village roughly equidistant from Hollesley and Butley where there are a number of facilities including Schools, shops, pubs and beach at the former. Woodbridge is approximately 9 miles distant and has a wide range of leisure, shopping and educational facilities as well as the river Deben which draws a good number of visitors and sailing enthusiasts.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D		
39-54	E	46 e	
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

- Five Bedroom Detached Home
- Two Reception Rooms and Study
- Electric Heating

- Generous Plot of around 1/3 Acre
- Wet Room & Bathroom
- No Onward Chain

Council Tax Banding : E



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