



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**ALDERTON ROAD, HOLLESLEY, IP12 3RH**

**TENURE : FREEHOLD**

**OFFERS OVER £475,000**

**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...

**Dining Room** 3.67m x 3.67m (12' x 12')

A well-proportioned dining room with fireplace with inset wood-burning stove and window to front aspect.

**Living Room** 3.69m x 3.66m (12' 1" x 12')

With fireplace and window to front aspect.

**Kitchen Area One** 3.23m x 3.23m (10' 7" x 10' 7")

The kitchen is in two parts and combines the features of kitchen and utility across the two! The first area has an Aga, wall and base units and work surfaces, a window to side aspect and a door to...



**Kitchen Area Two** 2.45m x 2.15m (8' x 7')

The second area has cabinets and work surfaces, sink/drainage unit, an electric oven and hob and a large cupboard housing plumbing for a washing machine.

**Conservatory** 3.63m x 2.91m (11' 11" x 9' 7")

A double-glazed/ upvc structure with doors giving access to the rear garden.

**Bedroom Three** 3.21m x 3.22m (10' 6" x 10' 7")

A good-sized double bedroom with window to side aspect.

**Bathroom**

Divided into two parts; the first of which has a bath and wash basin and the second is a separate WC.

**First Floor Landing**

With doors to...

**Bedroom One** 5.25m x 4.60m (17' 3" x 15' 1")

(Maximum measurements provided) A very spacious principle bedroom with built-in storage/eaves space and a dormer window to the front providing a stunning outlook.

**Bedroom Two** 3.54m x 3.15m (11' 7" x 10' 4")

(Maximum measurements provided) Another good-sized room with dormer window to front and a door to the second...

**Bathroom** Fitted with WC, wash basin and panelled bath.

**Outside**

The gardens overall extend to around 0.4 of an Acre and are mainly lawned, but it is separated into various parts. The front garden has well-stocked planting beds with flowers and shrubs, a driveway providing ample parking and access to a covered area with a gateway to a patio area, leading on to the rear garden which has a patio area, a lawned area with mature trees and a further section dedicated to a vegetable plot. There are two storage sheds and a greenhouse and it is worth noting that the gardens have been very well maintained and offer a very pleasant retreat.

**Services**

We understand from our client that the property is connected to mains electricity, water and drainage. There is an oil-fired central heating system with an exterior boiler.

**Agents Note**

Planning permission was previously granted in 2019 for an oak-framed cart lodge. The permission expired in 2022 but we see no reason it could not be granted again. For full details see here - <https://bit.ly/yorkhousepp>



# THE PROPERTY & LOCATION

A superbly situated detached home with fantastic views towards the sea in the popular village of Hollesley. The property offers flexible living space and occupies a generous plot of around 0.4 of an acre. The accommodation comprises; an entrance hall, two reception rooms, three bedrooms; two on the first and one on the ground floor, a kitchen and utility, two bathrooms, and a conservatory.

The large gardens have been exceptionally well maintained and there are outbuildings/storage.

Hollesley is situated approximately 8 miles southeast of Woodbridge and as the largest village of the Bawdsey Peninsular, it is well served by a local shop/post office and has a primary school, church and pub. The coast is a short distance away including Shingle Street beach and a wide array of pretty walks over heathland and through the forest.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	35	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Alderton Road, Hollesley, IP12 3RH

- Detached Chalet Bungalow
- Three Bedrooms
- Kitchen & Utility
- Large Plot Of Around 0.4 Acre

Council Tax Banding : C

- Flexible Accommodation Of 1350 Sq Feet
- Three Reception Rooms
- Oil-Fired Central Heating
- Stunning Views Over Fields Towards The Coast



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