



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 woodburning 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' 1")

The second area has cabinets and work surfaces, sink/drainer 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.



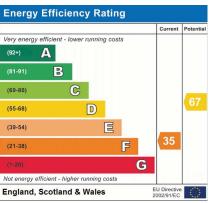












Address: Alderton Road, Hollesley, IP12 3RH

- 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



