



Grier & Partners
— LAND AND ESTATE AGENTS —

PADDOCK COTTAGE, THE STREET, BAWDSEY,
WOODBRIDGE, SUFFOLK, IP12 3AJ
ASKING PRICE OF £865,000





INTRODUCTION

Situated within the charming Suffolk village of Bawdsey, this four bedroom family home benefits from open plan living space on the ground floor, En-Suite's to two bedrooms and large private front and rear gardens. With access via a 70ft private driveway to secure gated parking, this property is truly worth a viewing. Available with no-onward chain.



DIRECTIONS

Heading North on the A12 just past Woodbridge at the roundabout turn right onto the A1152 continue on across the Melton Crossroads and past Melton Station. Take the B1083 at the next roundabout right towards Sutton Hoo, continue on through Sutton and Alderton to the village of Bawdsey, passing the entrance to Skylark Farm on your right the driveway can be found on the right hand side just past a large conifer hedge.



INFORMATION

Period cottage which was extended in the 1990's with rendered elevations and black wooden cladding all under a tiled roof. There are numerous features throughout the house including exposed wooden floors and French doors opening out to the gardens.



BAWDSEY

the village is located on the Deben Peninsula some 7 miles from the town of Woodbridge, the village is within close proximity to the mouth of the River Deben and Alde, there is a wealth of local history to explore locally. The village has a Primary school and wealth of local clubs and societies. The Felixstowe Ferry is located on the outskirts of the village and operates across the mouth of the river Deben. The nearby town of Woodbridge has railway connections to London and North to Cambridge, A12 again has links South to London with the A14 heading North.



SERVICES

Mains electric and water are connected to the property. Private drainage system via klargerster style system. CALOR gas fired boiler to radiators throughout the property. Superfast Broadband available to the property. Local East Suffolk District Planning contact - 01394 444832. Council Tax Band – F -, EPC rating – E -.



BEDROOM ONE

18'03 x 11'05 windows to the front and rear with views over open farmland and the gardens, built in storage and:

EN-SUITE

10'08 x 3'10 tiled walls and floor, shower cubicle, w/c, wash basin, towel rail recessed ceiling lights and extractor fan.

FAMILY BATHROOM

10'07 x 8'04 window to the front, tiled floor and walls to waist height, attractive room with large roll top bath, shower cubicle, full height towel rail, w/c pedestal wash basin, recessed ceiling lights and extractor fan.

BEDROOM TWO

14'00 x 12'08 window to front overlooking farmland, space for wardrobes, door to the:

EN-SUITE

11'03 x 4'04 window to the front, tiled floor and walls to waist height, double shower cubicle, wash basin, heated towel rail and w/c, recessed ceiling lights and extractor fan.



BEDROOM THREE

14'08 x 13'10 window to the front, spacious double room.

BEDROOM FOUR

13'01 x 11'04 window to the rear, double room.



LANDING

Extends across the rear of the property with Windows to the rear garden, doors to all rooms and stairs to the ground floor:

ENTRANCE HALL

11'10 x 10'07 pleasant entrance to the property via veranda with space for seating via secure wood panelled door to this entrance hall with doors to all rooms,

CLOAKROOM

7'05 x 5'11 window to front, tiled floor, w/c, feature wash basin, extractor fan, built in cupboards to side contain water softener and hot water tank

BOOT ROOM





7'01 x 6'08 window to rear, ample power sockets give the possibly to use this space as an office.

SITTING ROOM

26'08 x 14'11 triple aspect with windows to the front side and rear, feature fireplace with large wooden mantle and log burner over a flagstone hearth.

KITCHEN DINING & FAMILY ROOM

29'07 x 27'04 (max) Triple aspect windows to the front side and rear along with glazed double doors to the rear terrace. Stunning space with fitted wooden fronted wall, base and island units under black granite work surfaces, ample storage space, built in dishwasher and gas oven/hob. Dining space adjacent the kitchen connects via open square archway to the Family area focuses on a open brick fireplace with doors out to the rear garden.

UTILITY ROOM/PANTRY CUPBOARD

work surface to side with washing machine and tumble dryer under, shelving and extractor fan.

OUTSIDE

the property is approached via a 70ft private driveway from the road opening out to a gravelled turning area, a long garage and outbuilding can be found to the to the sides of the driveway as well as a useful double timber store which was originally the stables.

The gardens lie principally to the rear of the property and are mainly laid to lawn. The rear garden is enclosed and sheltered by a variety of mature trees and shrubs and stretches to 100ft long, providing colour and privacy all year round. In all, the property extends to about half an acre (sts).

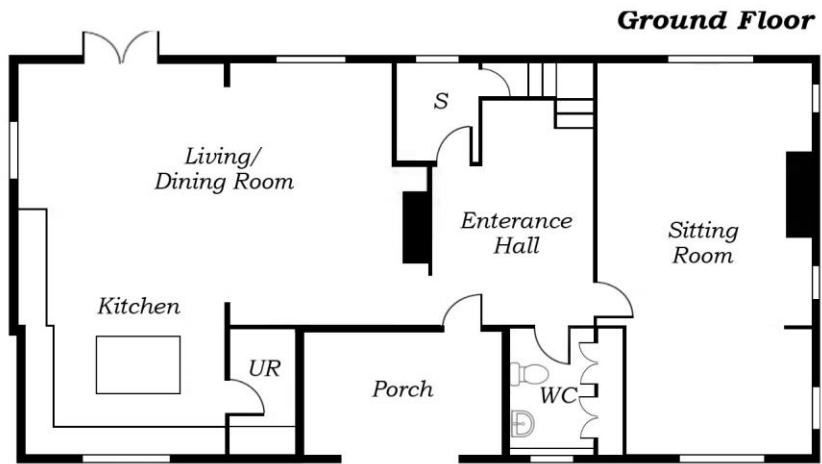
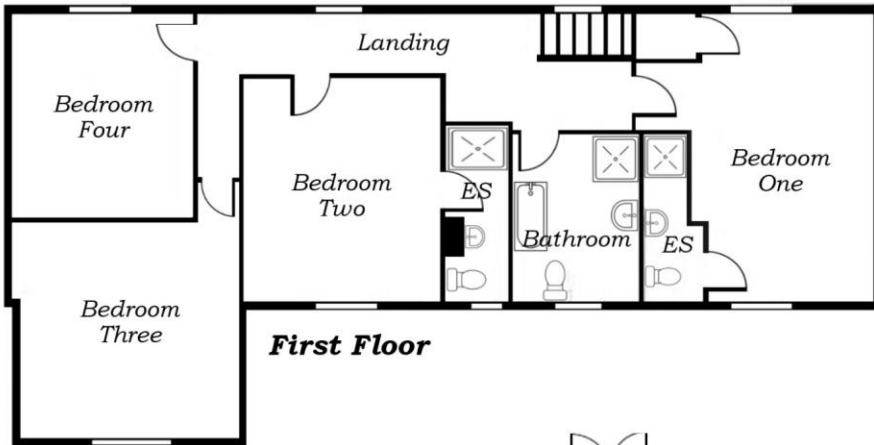
NOTE

The property has been tenanted since 2019 which is when the internal photographs were taken. The condition of the property is not to be assumed by the photographs provided in the listing as general wear and tear will have occurred in that time.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		