

The Sitting Room



The Conservatory



The Kitchen



A view over the adjoining fields



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45 WATSON WAY

ALDERTON WOODBRIDGE SUFFOLK IP12 3BZ

A three bedroom linked detached property

with far reaching views over the adjoining fields to the coast on the horizon

Offers in the region of £245,000

45 Watson Way is at the end of a cul-de-sac in the rural village of Alderton. Not far from the bowling green and recreation ground, the house enjoys far reaching views over the fields which abut the garden with the coast evident on the horizon. The village lies within the picturesque Suffolk Heritage Coastal belt and is about two miles from the river Deben at Ramsholt. The tidal river is noted by those who sail as is the popular riverside gastro pub, The Ramsholt Arms. Alderton has a Church, village store, medical centre and a pub at its heart. There is also a bowling green and recreation

ground and alongside this Beach Lane gives access down to the sea. Alderton is only about 2½ miles from the mouth of the river Deben at Bawdsey Quay while the coast at East Lane is nearer to hand. The picturesque Suffolk countryside provides many attractive walks and rides while for those seeking cultural pursuits the Snape Maltings Concert Hall, home to the Internationally famous Aldeburgh Festival is a further attraction. The nearest town is Woodbridge located on the west bank of the river Deben. The town has an array of shops and boutiques with highly regarded schools for

students of all ages in both the State and Independent sectors. Woodbridge's railway station has links through to Ipswich, Suffolk's County Town and from there frequent services run on to London's Liverpool Street station. Potential purchasers should be aware that the property is located at the end of a cul-de-sac beyond which is an area of uncultivated land. An Outline Planning Application has been made to Suffolk Coastal District Council to develop this land and further information will be available from the Local Authority.



Replacement front door with leaded glazed panes opening into

THE HALL

with herringbone effect laminate flooring, radiator with thermostat, smoke detector, telephone points, coved ceiling and understairs cupboard with shelves and coat hooks. Panelled doors to

THE CLOAKROOM

with a basin with tiled splashback, obscure glazed window, radiator with thermostat, WC, coving, extractor fan and herringbone effect laminate flooring.

THE SITTING ROOM

about 15ft 2ins by 12ft 4ins with a shallow bay window with sealed double glazed panes on the front elevation and with a deep sill. Radiator with thermostat, vertical blinds to the sealed double glazed side window, open fireplace across one corner of the room, aerial connections, telephone points, coved ceiling, uplighters and herringbone effect laminate flooring. Glazed and panelled doors open into

THE DINING ROOM

about 10ft 8ins by 9ft 11ins with thermostatically controlled radiator, coved ceiling, herringbone effect laminate flooring and doors to the Kitchen and to

THE CONSERVATORY

about 16ft 1ins by 10ft 11ins with pine panelling at low level, sealed double glazed windows on three sides and matching doors simulating small panes opening out on to the garden. Polycarbonate roof, radiator with thermostat, newly laid fitted carpet, aerial connection and telephone point.

THE KITCHEN

about 10ft 8ins by 8ft 9ins with units arranged forming a U shape with a one and half bowl white sink set beneath the internal window looking through the Conservatory to the fields and coastline beyond. Drawers and cupboards under the worktops, Hotpoint oven with a stainless steel hood above flanked by wall cupboards. Further wall cupboards on the opposite wall, tiling above the worktops, radiator with thermostat, plumbing connections for a dishwasher, space for a fridge, telephone point, coved ceiling. Internal door into the Garage/Utility Room

The staircase, with fitted carpet and turned bannisters rises from the hall to the landing with matching carpet, double glazed window, smoke detector, trap door to the roof space and doors to

THE MAIN BEDROOM SUITE

approached by an Inner Landing with a recess with shelves to one side and built-in double wardrobe enclosed by independent panelled doors, fitted carpet and opening into BEDROOM 1 about 10ft 9ins by 9ft 11ins with wonderful views from the window across the adjoining fields to the coast in the distance. Radiator with thermostat, aerial connection, telephone point and further door to THE EN SUITE SHOWER ROOM with a corner entry shower cubicle, tiling to two walls, pedestal basin with tiled splashback, mirror and light incorporating a shaver socket above, WC, radiator with thermostat, tiled floor, extractor fan, coved ceiling and sealed double glazed window looking out across the fields to the sea with glimpses in the distance of two Martello Towers.

BEDROOM 2

about 10ft 2ins by 9ft 2ins with a sealed double glazed window on the front elevation, radiator with thermostat, coved ceiling, aerial socket and fitted carpet.

BEDROOM 3

about 10ft 8ins by 8ft 9ins with views from the sealed double glazed casement window across the field to the coast in the distance, radiator with thermostat, coved ceiling and fitted carpet.

THE BATHROOM

with a panelled bath with telephone type shower attachment from the mixer tap and tiling around. Vanity basin with bevelled mirror above and cupboard below. WC, radiator with thermostat, coved ceiling, downlighters, cork effect flooring and built-in airing cupboard with pre-insulated cylinder, immersion heater and slatted shelves.

THE SERVICES

Mains electricity, water and drainage. Heating and hot water from the Thermecon oil boiler. Immersion heater. Aerial connections.

THE GARAGE/UTILITY ROOM

is attached to the side of the house and linked to the garage of the neighbouring property. It has an up and over door, concrete floor and is currently used as a Utility Room with worktop along one wall beneath which is the Thermecon oil boiler, plumbing connections for a washing machine and space for a dryer. Wall cupboards above, additional cold tap, storage space within the roof trusses, sealed double glazed window and similarly glazed door overlooking and giving access to the garden.

THE GARDEN

in front of the property there is a drive leading to the garage providing additional parking space with a bed to one side with a variety of shrubs bounded by a fence along one side. There is a shallow area of garden at the rear with paving outside the garage/utility room, a lawn beyond the conservatory with a circular brick paved terrace to one side, a raised deck terrace on the other and an oil storage tank with trellis screen. A path leads alongside the house to the front garden.

IMPORTANT NOTE

The services, equipment, apparatus and appliances have not been tested. Prospective purchasers must satisfy themselves either by inspection or preferably by seeking advice from suitably qualified people to the efficiency, condition, fitness for purpose of the equipment, fixed apparatus, appliances or services.

COUNCIL TAX

Band D

TENURE

Freehold with VACANT POSSESSION on completion of the purchase.

VIEWING

Strictly by prior appointment with the Agents please.

REFERENCE

J12570 160916