



FLOORPLANS, EPC & MAPS

42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU | T: 01394 547000
E: WOODBRIDGE@CORNERSTONERESIDENTIAL.CO.UK | W: CORNERSTONERESIDENTIAL.CO.UK

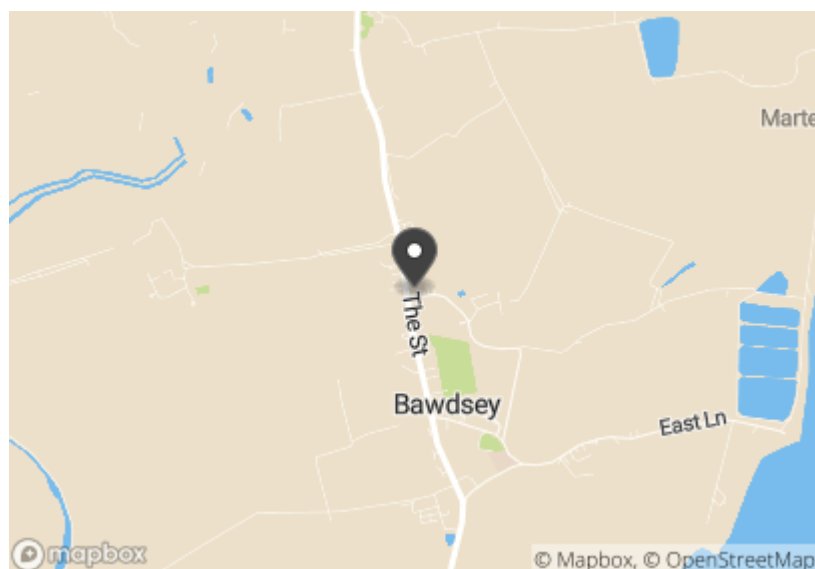
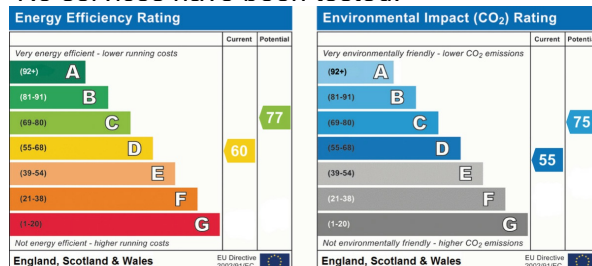


COUNCIL TAX - East Suffolk - Band E

We understand from the vendor that the property is connected to mains electricity and mains drainage.

The central heating is an oil-fired system.

No services have been tested.



Red House Farm Lane, Bawdsey Woodbridge, IP12 3AN

Offers Over £500,000 Freehold

- Popular Village Close To The Coast
- Three Reception Rooms PLUS Study
- Four Double Bedrooms
- En-Suite & Family Bathroom
- Fully Double Glazed & Oil-Fired Central Heating
- Driveway & Double Garage



Although we try and be as accurate as possible with our floor plans they are provided for guidance purposes only and therefore should not be relied upon.





 4  2  5  176 m²

The Property

A superbly presented detached home in the popular village of Bawdsey, within easy travelling distance of the beach! This spacious family home comprises four double bedrooms, three reception rooms PLUS study, en-suite and family bathroom, double garage and a good-sized garden.

Entrance Hall

With doors to...

Living Room 17'4" x 16'11" (5.29m x 5.18m)

A large living room with window to front aspect and glazed double doors overlooking and giving access to the rear garden.

Utility Room

With cabinets, sink and plumbing for washing machine. Window to rear aspect.

Family Room 11'8" x 18'2" (3.57m x 5.55m)

L shaped room.

A flexible family space with fireplace, window to front aspect, stairs off to the first floor and doors to...

Study 11'2" x 7'4" (3.42m x 2.25m)

Perfect for working from home, with window to side aspect.

Kitchen 19'3" x 8'0" (5.89m x 2.45m)

With a range of wall and base units, work surfaces, inset sink/drain unit, tiled splashbacks, oven and hob with cooker hood above, fridge/freezer, water softener, breakfast bar, window to side aspect. Open to...

Dining Room 17'0" x 8'2" (5.19m x 2.51m)

With vaulted ceiling, windows to rear aspect, and door to...

Rear Hallway and Cloakroom

With storage cupboard, door to outside and to the cloakroom which has a WC and wash basin.

First Floor Landing

With doors to...

Bedroom One & En-Suite 12'8" x 10'11" (3.87m x 3.33m)

A large double room with window to rear aspect and door to an En-Suite shower Room fitted with shower enclosure, hidden cistern WC and vanity wash basin, chrome towel radiator and window to rear aspect.

Bedroom Two 15'10" x 8'11" (4.83m x 2.72m)

Another large double with built-in wardrobe and window to front aspect.

Bedroom Three 17'2" x 8'4" (5.25m x 2.56m)

A third large double with dual aspect windows.

Bedroom Four 12'10" x 9'9" (3.92m x 2.98m)

A fourth double with window to front aspect.

Family Bathroom

Fitted with a panelled bath with shower over, hidden cistern WC and vanity basin with white towel radiator and window to side aspect.

Outside

To the front of the property is a driveway providing off road parking for several vehicles and planting areas with mature shrubs and trees. Access to the Double Garage which has an up-and-over door and power and light connected. To the side is pedestrian access to the rear garden which is generously sized with a large lawn, an attractive stone-chip patio area, vegetable plot, mature shrubs, and well-stocked beds.

