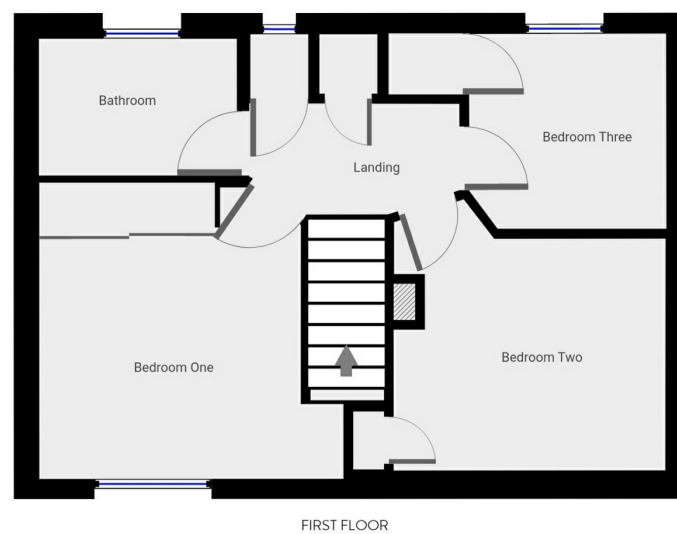
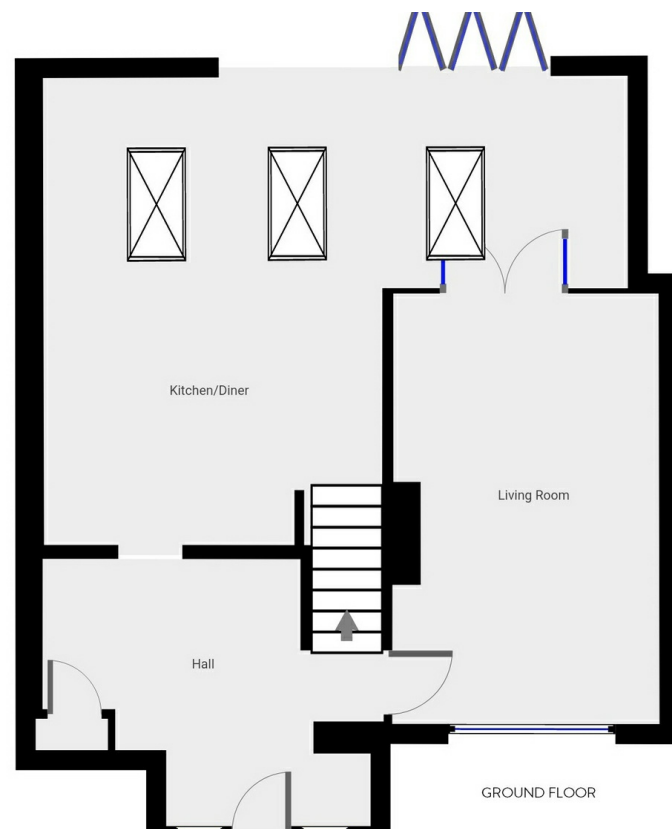




FLOORPLANS, EPC & MAPS

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



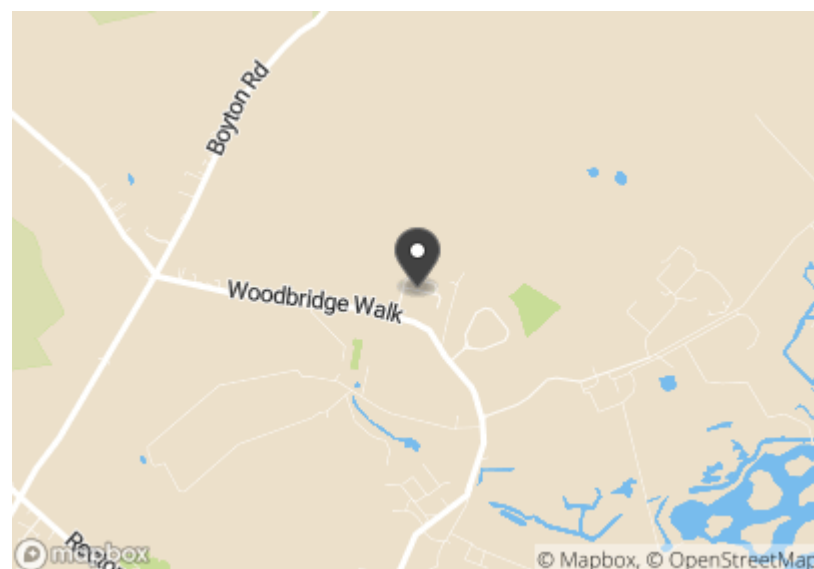
COUNCIL TAX - East Suffolk- Band B

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus)			(92 plus)		
A			A		
(81-91)			(81-91)		
B			(69-80)		
(54)			(55-68)		
D			(39-54)		
(21-53)			(21-38)		
F			(1-20)		
G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			EU Directive 2002/91/EC		
England & Wales			England & Wales		



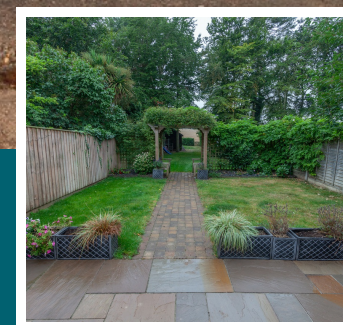
Although we try and be as accurate as possible with our floor plans they are provided for guidance purposes only and therefore should not be relied upon.



Oak Hill, Hollesley, Woodbridge, IP12 3JZ

Offers Over £280,000 Freehold

- Popular Village Location
- Superbly Presented, Extended, Family Home
- Three Bedrooms
- Living Room & Kitchen/Diner
- Large Garden
- Fully Double Glazed & Oil-Fired Central Heating





3 1 2 100 m2

69 Oak Hill, Woodbridge IP12 3JZ

The Property

A superbly presented and heavily extended three bedroom home with a generous rear garden located in the popular village of Hollesley. The well proportioned accommodation comprises a large hallway, living room, fantastic kitchen/diner, three bedrooms and a bathroom.

As the largest village of the Bawdsey Peninsular Hollesley is well served by a local shop/post office, 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.

Entrance Hall 10'6" x 10'11" (3.22m x 3.34m)

A spacious and welcoming hallway with storage cupboard, stairs off to the first floor and doors to...

Living Room 10'11" x 17'7" (3.34m x 5.38m)

A good-sized living room with window to front aspect, wood-burning stove inset in to the fireplace with oak bressumer. Double doors leading to the...

Kitchen/Diner

Divided in to to areas -

Dining Area 23'11" x 8'8" (7.30m x 2.66m)

Kitchen Area 13'10" x 10'6" (4.22m x 3.21m)

Fitted with a range of wall and base units with butcher-block work surfaces, inset sink/drain unit, cooking range with cooker hood above, breakfast bar, plumbing for washing machine, door leading back to the hallway.

First Floor Landing

With storage cupboard, airing cupboard and doors to...

Bedroom One 10'7" x 9'9" (3.25m x 2.99m)

A generous double bedroom with window to front aspect. The measurements exclude a recess and the built-in wardrobes.

Bedroom Two 11'0" x 9'4" (3.37m x 2.87m)

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

Bedroom Three 8'0" x 7'11" (2.45m x 2.42m)

With window to rear aspect and large built-in cupboard.

Bathroom

Fitted with a three-piece-suite comprising WC, wash basin and panelled bath, tiled splashbacks, chrome towel radiator and window to rear aspect.

Outside

To the front of the property is a garden with planting area and driveway providing off road parking. The rear garden is large and comprises two areas. The first has an attractive patio area with steps from the rear of the house and a lawned area. The second area, beyond the wooden arch is laid to lawn and has a play area, a large workshop/store and a gate leading to the fields beyond.

Agents Note

Please be aware that Oak Hill is a private road and as such the residents are responsible for paying towards upkeep. Currently this fee is around £35 annually. Also, a right of way across the rear gardens of this and neighbouring properties exists to allow access.

