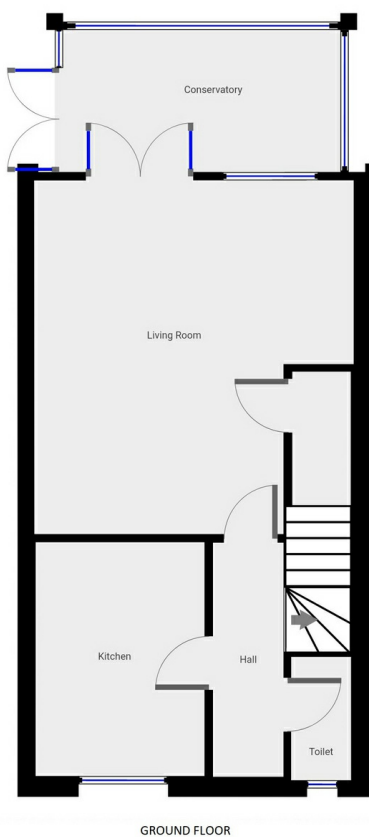


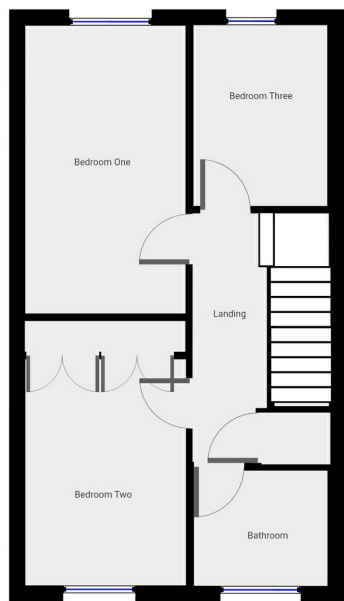


FLOORPLANS, EPC & MAPS

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



GROUND FLOOR



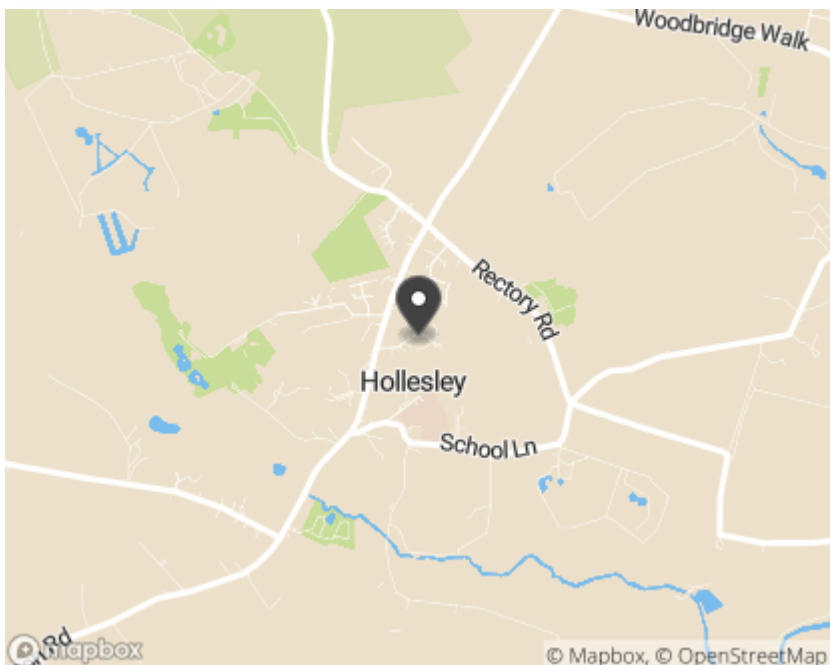
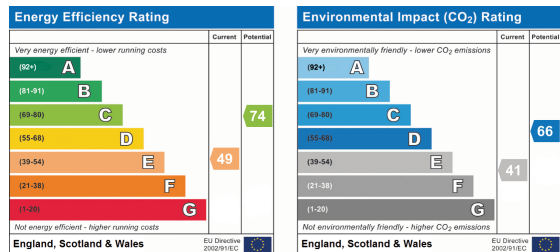
FIRST FLOOR

GROSS INTERNAL AREA - 954.00 sq ft

Council Tax - Band C - East Suffolk

Please note that we have not tested the services and offer no guarantees as to the status of connections.

We understand from the Vendor that the property is connected to mains electricity and mains drainage but is not connected to mains gas. No structural or invasive survey has been carried out.



12 Parsons Hill, Hollesley Woodbridge IP12 3RB

Guide Price £290,000 Freehold

- Popular Village Location
- Detached Family Home
- Three Bedrooms
- Lounge/Diner & Conservatory
- Cloakroom
- Garage & Driveway



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.





12 Parsons Hill, Hollesley Woodbridge IP12 3RB

The Property

A modern detached home in a popular location. The property offers three good bedrooms, lounge/diner and conservatory. There's plenty of parking and a garage, oil-fired central heating and double glazed windows.

Situated within the coastal village of Hollesley, approximately 7 miles from Woodbridge and offering an excellent facilities including a very good local shop, primary school, pub and church. The beautiful beach at Shingle Street is a short distance away as are fantastic country walks.

Entrance Hall

With stairs off to the first floor and doors to...

Cloakroom

Fitted with a WC and wash basin with tiled splashbacks.

Kitchen 11'5" x 8'3" (3.48m x 2.51m)

Fitted with a range of wall and base units, roll edged work surface and tiled splashbacks, inset stainless steel sink/drain unit, built-in oven, cooker hood and hob, window to front aspect.

Lounge/Diner 15'7" x 17'3" (4.75m x 5.26m)

A generously proportioned living area with laminate wood flooring, understairs storage cupboard and glazed double doors leading to the....

Conservatory 13'7" x 6'11" (4.14m x 2.11m)

With pleasant outlook over the garden and doors giving access to the same.

First Floor Landing

With doors to...

Bedroom One 15'0" x 8'4" (4.57m x 2.54m)

A generously proportioned double room with window to rear aspect.

Bedroom Two 11'9" x 8'4" (3.58m x 2.54m)

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

Bedroom Three 9'5" x 7'0" (2.87m x 2.13m)

With window to rear aspect.

Family Bathroom

Fitted with a three-piece suite comprising WC, wash basin and panelled bath with shower over, tiled walls and window to front aspect.

Outside

To the front of the property is a block paved driveway providing off road parking, side pedestrian access to the rear garden and access to the garage which has an up-and-over door, power and light connected and plumbing for washing machine. There is also a courtesy door to the rear garden which is mainly laid to lawn with a patio area.

