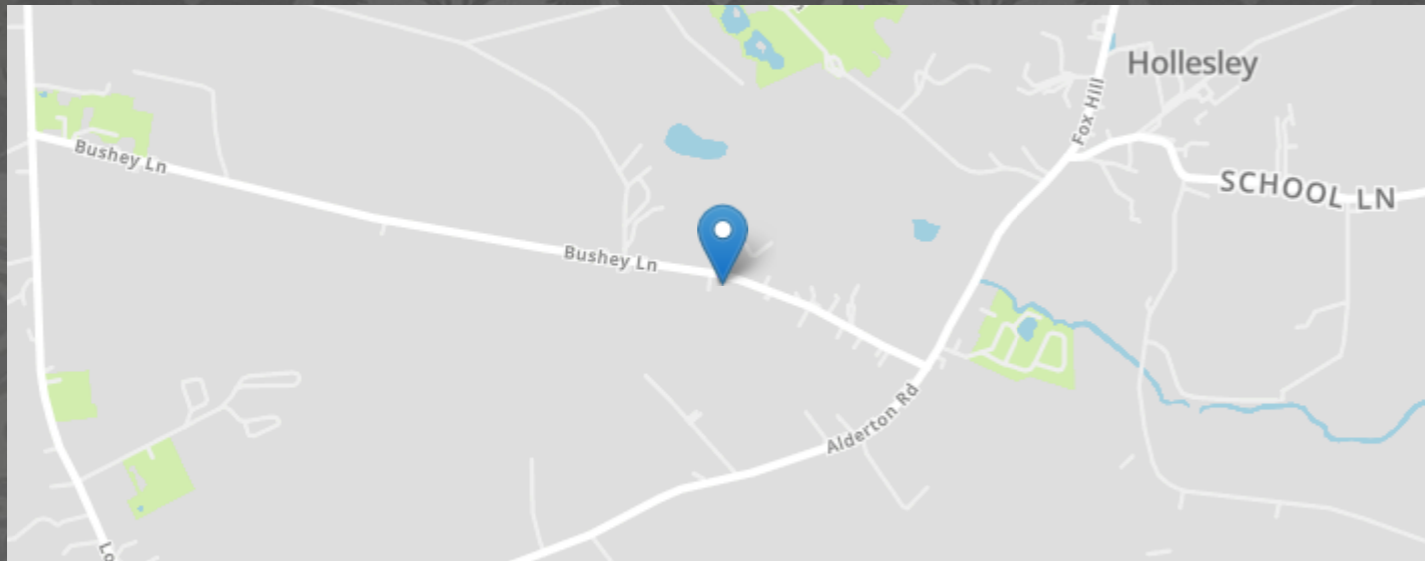


Bushey Lane, Hollesley, Woodbridge



- COMPLETE ONWARD CHAIN
- IMPRESSIVE GATED DEVELOPMENT OF JUST FOUR PROPERTIES
- THREE DOWNSTAIRS BEDROOMS, FAMILY BATHROOM AND CLOAKROOM
- GENEROUS REAR GARDEN
- LOCAL SCHOOL, SHOPS AND AMENITIES NEARBY

- PART EXCHANGE AVAILABLE
- FOUR BEDROOM FAMILY HOME
- BEDROOM SUITE UPSTAIRS COMPRISING BEDROOM, DRESSING ROM AND BATHROOM
- DOUBLE GARAGE WITH POWER AND LIGHT CONNECTED

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**MARKS & MANN**



### Bushey Lane, Hollesley, Woodbridge

This fantastic FOUR BEDROOM FAMILY HOME with GENEROUS GARDEN and DOUBLE GARAGE, on an IMPRESSIVE GATED DEVELOPMENT of just four properties, is offered for sale with a COMPLETE ONWARD CHAIN, with the option of PART EXCHANGE available. Accommodation comprises sitting/dining room, kitchen and utility room, three bedrooms, family bathroom and downstairs cloakroom, with the main bedroom suite, comprising a bedroom, dressing room and bathroom, being upstairs. An early viewing is highly recommended to avoid disappointment.

**£725,000**

# Bushey Lane, Hollesley, Woodbridge

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## Entrance hall

Stairs to first floor, two storage cupboards and doors to the kitchen/breakfast room, sitting/dining room, downstairs cloakroom, three of the bedrooms, family bathroom and an external door to the rear garden.

## Kitchen/breakfast room

4.65m x 4.33m (15' 3" x 14' 2") Dual aspect room with windows to both sides, range of matching base and eye level units with worktops over, sink, double oven with hob and extractor over, integrated appliances including a fridge/freezer and dishwasher, space for a table and chairs and door to:

## Utility room

2.58m x 2.57m (8' 6" x 8' 5") Window to front, matching base and eye level units with worktop over, sink, space and plumbing for a washing machine and tumble dryer with an external door leading to the rear garden.

## Sitting/dining room

8.98m x 5.72m (29' 6" x 18' 9") Dual aspect room with window to front, large box bay window to rear and French doors to rear, overlooking and leading into the garden. There is space at one end with a log burner, and at the other, space for a large family dining table.

## Bedroom two

4.63m x 4.37m (15' 2" x 14' 4") Dual aspect room with window and French doors to side giving access to the rear garden, built-in double wardrobe.

## Bedroom three

4.36m x 3.16m (14' 4" x 10' 4") Window to front.

## Bedroom four/study

2.75m x 2.61m (9' 0" x 8' 7") Window to rear overlooking the garden.

## Family bathroom

3.21m x 1.96m (10' 6" x 6' 5") Window to side, four piece suite comprising bath, shower cubicle, hand wash basin, WC and heated towel radiator.

## Downstairs cloakroom

Window to rear, wash hand basin and WC.

## First floor landing

Velux window, doors to bedroom one, the dressing room and second bathroom.

## Bedroom one

5.68m x 4.37m (18' 8" x 14' 4") Dual aspect room with vaulted ceiling and full height windows giving fantastic views over the rear garden.

## Dressing room

2.91m x 1.65m (9' 7" x 5' 5") Window to side.

## Bathroom

4.39m x 2.44m (14' 5" x 8' 0") Window to front, four piece suite including a bath, shower cubicle, hand wash basin, WC and heated towel radiator.

## Outside

This impressive development of just four properties is accessed via a gated entrance. The front of the property has a path leading to the front door with the remainder being mainly laid to lawn with plant and shrub borders. To the side of the property there is a private block paved driveway providing parking for multiple vehicles leading to the double garage 6.96m x 6.05m (22' 10" x 19' 10") which has two roller doors, with power and light connected. A side gate gives access to the rear garden.

The generous rear garden has a patio area to the immediate rear of the property with a gazebo and pergola, idea for outdoor entertaining, with plant and shrub borders. The remainder of the garden has been mainly laid to lawn, enclosed by shrub borders.

## Important information

Tenure - Freehold.

Services - we understand that mains electricity, water and drainage are connected to the property, with oil fired central heating.

Council tax band F.

EPC rating C.

Our ref: SM/elr.

## Location

Hollesley is a delightful village with it's own local primary school, shop, public house and village hall. There are many walks in the surrounding countryside, and on the Suffolk Coast, popular Shingle Street, Aldeburgh and Southwold are not too far away.

The market town of Woodbridge which sits along the River Deben, with an array of local and national, shops, boutiques, restaurants and bars is within easy reach and for the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

## Directions

Using a SatNav, please use IP12 3RU as the point of destination.

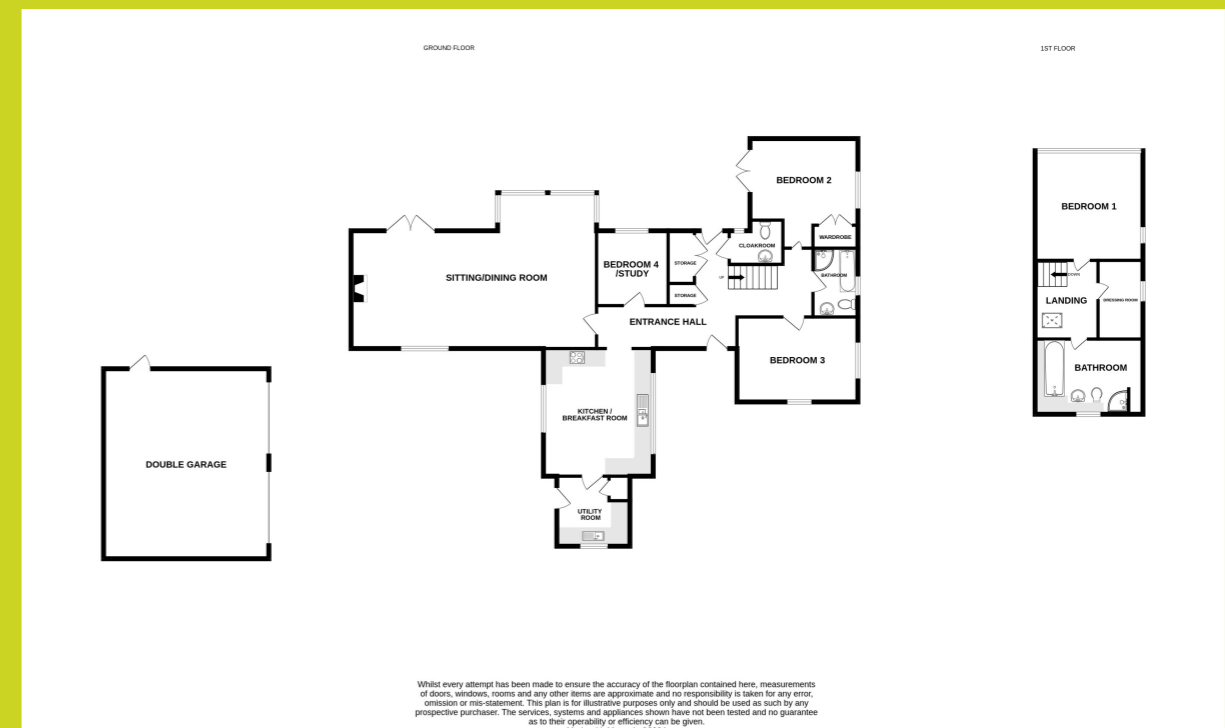
## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	