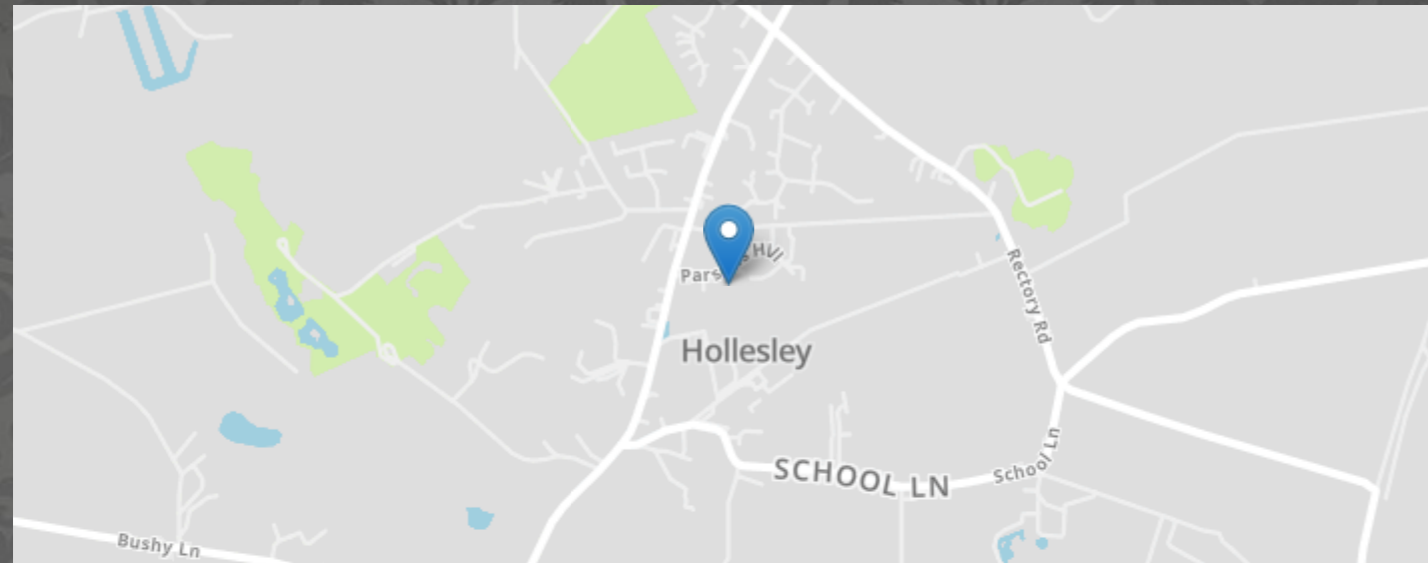


Parsons Hill, Hollesley, Woodbridge



- NO ONWARD CHAIN
- VILLAGE LOCATION
- LOCAL AMENITIES WITH WALKING DISTANCE

- DETACHED FAMILY HOME
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- EASY ACCESS TO SHINGLE STREET AND THE HERITAGE COAST

MARKS & MANN



Parsons Hill, Hollesley, Woodbridge

Being offered with NO ONWARD CHAIN...

This substantial home offers well planned accommodation, double glazed windows, oil radiator heating, conservatory, and double garage. Generous and established gardens. A home offering reception hall, three reception rooms, a kitchen/breakfast room, a cloakroom, four bedrooms, an en-suite shower room and a family bathroom. The village of Hollesley is well served by local amenities to include shop/post office, school, church, public house, ease of access to the coast and being approximately 8 miles distant of Woodbridge with its multiple shopping facilities, station and the A12.

£470,000

MARKS & MANN

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Recessed Entrance Porch

Part glazed door to:

Reception Hall

Luxury Vinyl Tile flooring, radiator, under-stair cupboard, telephone point.

Cloakroom

W.C., wash hand basin, radiator, coved ceiling.

Study

2.67m x 2.67m (8' 9" x 8' 9")

Double Glazed window to front, Coved ceiling, radiator.

Lounge

6.00m x 3.97m (19' 8" x 13' 0")

This is a triple aspect room with a multi fuel wood burner, marble mantelpiece and raised hearth, radiator, TV point, sliding door to:

Conservatory

2.77m x 2.54m (9' 1" x 8' 4")

Power, vaulted ceiling and double glazed sliding door giving access to garden.

Kitchen/Diner

6.82m x 3.56m (22' 5" x 11' 8")

Ceramic flooring, inset 1 1/2 bowl single drainer sink unit with mixer taps and cupboards beneath. Work surfaces, drawers, cupboards and storage under, wall mounted cabinets with tiling under. Plumbing for washing machine and dishwasher, upright storage cabinet, Raditor. Double glazed door giving access to side of property.

Landing

Radiator, loft access.

Family Bathroom

Bath, mixer taps shower attachment and part tiling, w.c., wash hand basin, double radiator, and airing cupboard with hot water cylinder.

Bedroom One

3.71m x 3.56m (12' 2" x 11' 8")

Double Glazed window to rear. Radiator. door to:

En-Suite

With shower cubicle folding door and shower unit, w.c., wash hand basin and radiator.

Bedroom Two

3.97m x 3.57m (13' 0" x 11' 9")

Double Glazed window to rear. Radiator.

Bedroom Three

3.97m x 2.30m (13' 0" x 7' 7")

Double Glazed window to front. Radiator.

Bedroom Four

3.57m x 3.00m (11' 9" x 9' 10")

Double Glazed window to rear. Radiator.

Rear Garden

With extensive grassed areas, established and well stocked border surrounds of shrubs, trees and evergreen. Patio areas, two water taps, oil storage tank and personal door to garage.

Double Garage

Up and over garage doors. Door to side and rear. Power and light

Disclaimer

In accordance with the Property Misdescriptions Act (1991) 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.

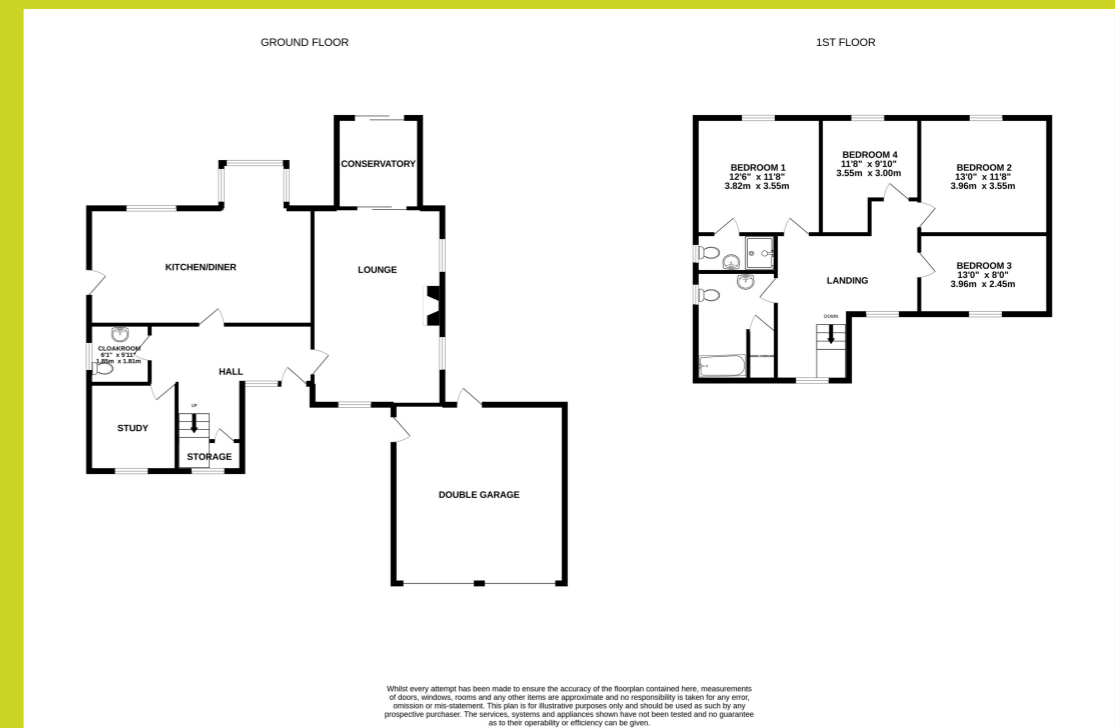
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Money Laundering Regulations

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.

Council Tax Band

At the time of writing the council tax band for this property is band E.



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

