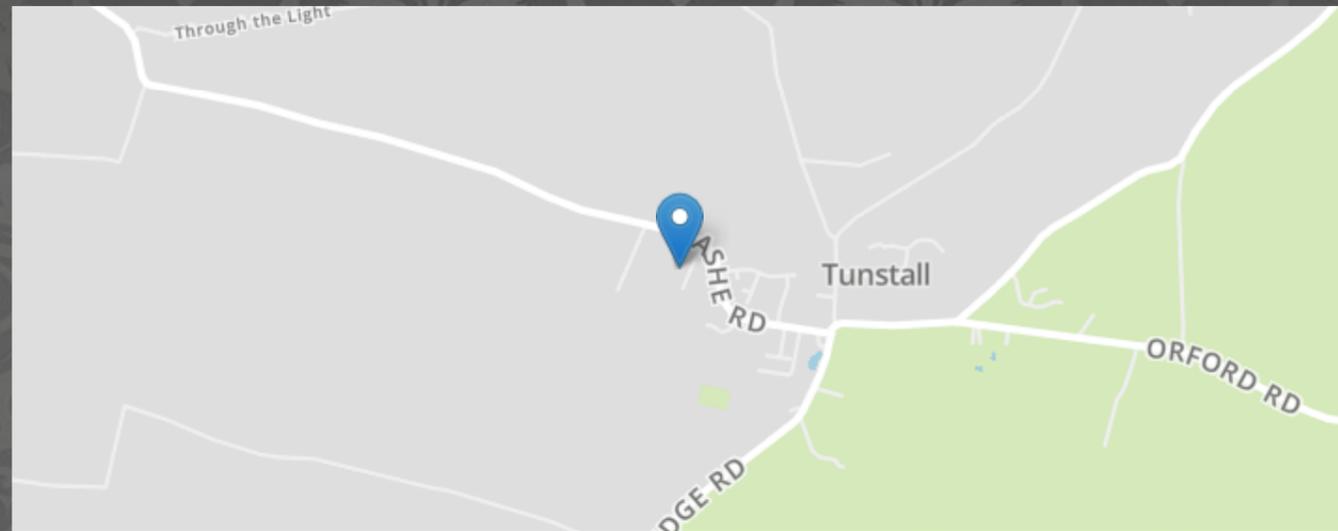


Hocket Crescent, Tunstall, Woodbridge



- RURAL VILLAGE LOCATION
- SITTING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- WITHIN EASY REACH OF WOODBRIDGE AND THE A12
- DETACHED THREE BEDROOM FAMILY HOME
- KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- OFF ROAD PARKING

MARKS & MANN



Hocket Crescent, Tunstall, Woodbridge

Situated in the pretty RURAL VILLAGE of TUNSTALL, within easy reach of the popular MARKET TOWN of WOODBRIDGE, is this DETACHED THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN and PARKING. Accommodation comprises entrance hall, sitting room, kitchen/dining room and downstairs cloakroom, with three bedrooms, and EN-SUITE SHOWER ROOM to bedroom one, and the family bathroom upstairs. Benefitting from an AIR SOURCE HEAT PUMP, an early viewing is highly advised to avoid disappointment.

MARKS & MANN

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£360,000

Hocket Crescent, Tunstall, Woodbridge

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Entrance hall

Stairs to first floor and doors to the kitchen/dining room, sitting room and downstairs cloakroom.

Sitting room

4.94m x 3.30m (16' 2" x 10' 10")
Two windows to front.

Kitchen/dining room

4.94m (max) x 3.30m (max) (16' 2" (max) x 10' 10" (max))
Window and French doors to rear, overlooking and giving access to the rear garden, external door to side and built-in storage cupboard housing the hot water tank with space and plumbing for a washing machine. Range of base and eye level units with worktops over, sink, built-under oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a dishwasher.

Downstairs cloakroom

Hand wash basin and WC.

First floor landing

Window to side, access to storage cupboard and doors to all three bedrooms and the family bathroom.

Bedroom one

4.94m (max) x 3.31m (max) (16' 2" (max) x 10' 10" (max))
Two windows to front, door to:

En-suite shower room

Shower cubicle, hand wash basin and WC.

Bedroom two

3.30m x 2.21m (10' 10" x 7' 3")
Window to rear, overlooking the rear garden.

Bedroom three

2.61m x 2.37m (8' 7" x 7' 9")
Window to rear, overlooking the rear garden, built-in cupboard.

Family bathroom

Window to side, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been laid to gravel, providing off road parking for multiple vehicles, with a path leading to the entrance door. A gate gives access to the rear garden.

The landscaped rear garden has a patio area to the immediate rear of the property, ideal for alfresco dining and outdoor entertaining, with the remainder mainly laid to lawn, enclosed by wooden fencing.

Important information

Tenure - Freehold.
Services - we understand that mains electricity, water and drainage are connected to the property. Heating is via an air source heat pump.
Council tax band C.
EPC rating TBC.
Our ref: SM/elr.

Location

Tunstall is a pretty rural village with it's own community hall, playfield, public house and church, with well-regarded primary schools nearby in Eyke and Rendlesham.

The popular market towns of Woodbridge and Saxmundham are within easy reach, with Woodbridge sitting along the River Deben offering excellent sailing, with an array of local and national shops, boutiques, restaurants and bars.

For the commuter, the A12 is within easy reach, and there is a mainline train station at Ipswich, with a direct link to London Liverpool Street.

Directions

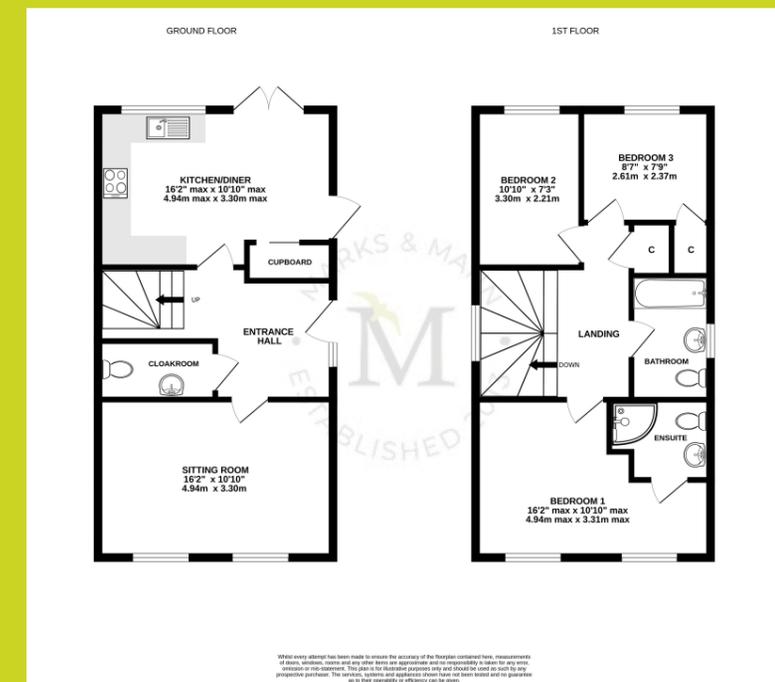
Using a SatNav, please use IP12 2JD as the point of destination.

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.

Anti-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.

