

Hall Road, Marlesford, Woodbridge



- PICTURESQUE VILLAGE OF MARLESFORD
- FIELD VIEWS TO REAR
- NO ONWARD CHAIN
- NEW CARPETS
- FIRST FLOOR WC
- OFF ROAD PARKING

- ELEVATED POSITION
- THREE BEDROOMS
- RECENTLY FITTED KITCHEN & BATHROOM
- OIL FIRED CENTRAL HEATING & LOG BURNER
- GROUND FLOOR BATHROOM

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Situated in the picturesque village of Marlesford is this exceptionally well kept and recently refurbished three bedroom home occupying an elevated position with stunning views to the rear garden.

Downstairs comprises a large entrance hall, living room, dining room, kitchen and bathroom. On the first floor, there are three bedrooms and a W/C. Externally the property benefits from, off road parking for multiple vehicles, front garden and a well developed garden to the rear.

The property is being sold with no onward chain.

£325,000

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Entrance hall

3.76m x 2.79m (12' 4" x 9' 2")
Wooden entrance door to large entrance hall, storage cupboard, ceiling spot lights, double glazed sliding doors leading to rear garden.

Inner Hallway

Doors to all downstairs rooms and stairs leading to first floor.

Living room

4.10m x 3.41m (13' 5" x 11' 2") Double glazed window to front, wood burner, storage cupboard, radiator, tiled floor, bi-folding doors into:

Dining room

3.42m x 2.76m (11' 3" x 9' 1") Double glazed window to front, radiator, tiled floor.

Kitchen

4.07m x 1.81m (13' 4" x 5' 11") Two double glazed windows to rear, range of matching base and eye level units with worktops over, sink, electric hob with extractor over. There is an integrated oven with integrated microwave above and an integrated fridge/freezer.

Landing

Double glazed window to rear, access to loft, radiator, doors to:

Bedroom one

4.10m x 3.42m (13' 5" x 11' 3") Double glazed window to front, ceiling spot lights, radiator.

Bedroom two

4.43m x 2.77m (14' 6" x 9' 1") Double glazed window to side, ceiling spot lights, radiator.

Bedroom three

3.26m x 1.85m (10' 8" x 6' 1") Double glazed window to rear, ceiling spot lights, radiator.

Ground Floor Bathroom

2.79m x 1.57m (9' 2" x 5' 2") Doubled glazed obscured window to rear, P- Shaped bath, with shower over, low level W/C, hand wash basin, heated towel rail, tiled floor.

W/C

1.30m x 0.90m (4' 3" x 2' 11") Double glazed obscured window to side, Low level W/C, heated towel rail.

Outside

Front
Mostly laid to lawn with mature shrubs and enclosed by low level wooden fencing with a path leading to the front door.

Rear
Good sized north east facing garden, mostly laid to lawn with mature plants and shrubs, a decking area to the immediate rear with a block paved path leading to a gate that takes you to the off road parking.

Important information

Tenure – Freehold.
Services – Mains water and electricity. Sewage treatment plant (shared). Oil fired central heating.
Council tax band - B.
EPC rating - TBC.

Location

3 Hall Road enjoys a delightful elevated position in the popular village of Marlesford. The picturesque village of Marlesford is situated about two miles north of the small town of Wickham Market and about fourteen miles north of the County Town of Ipswich. Inter-City trains run from there to London's Liverpool Street Station take just over an hour. Wickham Market also has a nearby railway station at Campsea Ashe and is just off the A12 which provides fast dual carriageway driving to Ipswich, London and the South. The historic market town of Framlingham lies about five miles to the north-west, with its good choice of schooling in both the state and private sectors. Woodbridge, on the banks of the River Deben, with its further choice of schooling lies about eight miles to the South.

Directions

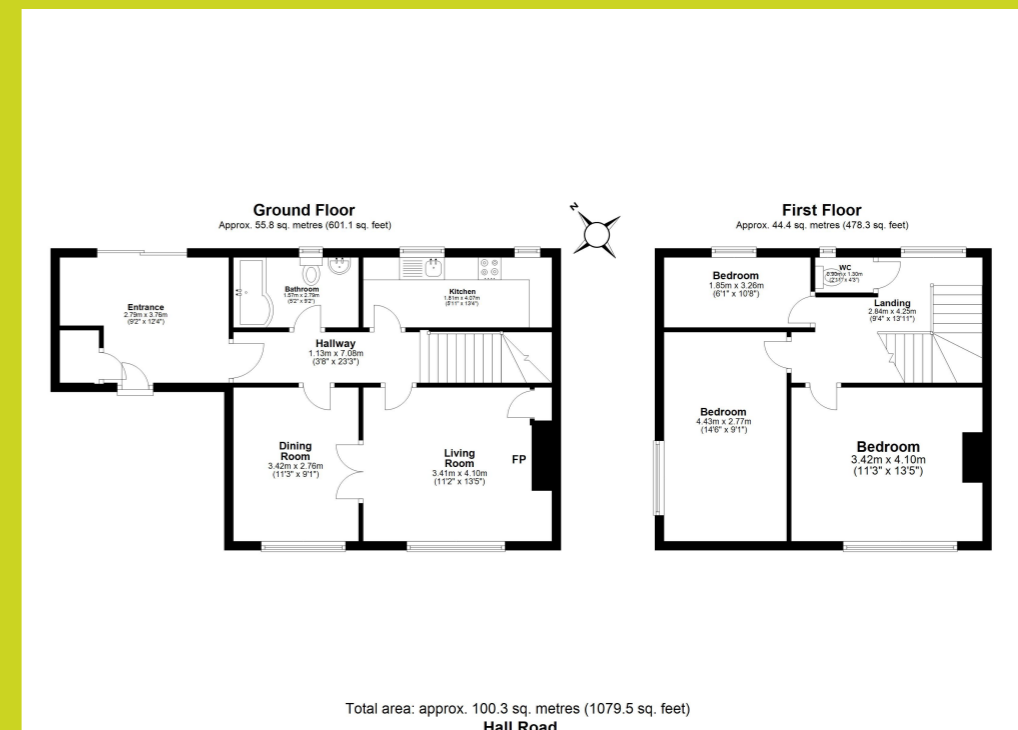
Please use IP13 0AX as the point of destination.

Disclaimer

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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.



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

