

Cavell Close, Bawdsey, Woodbridge



- BACKING ONTO OPEN FIELDS WITH FANTASTIC RURAL VIEWS
- DETACHED FIVE BEDROOM FAMILY HOME
- KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS FAMILY BATHROOM
- DRESSING AREA TO BEDROOM ONE
- DISTANT VIEWS OF THE SEA
- SOLAR PANELS
- SITTING ROOM, DINING ROOM AND STUDY
- EN-SUITE BATHROOMS TO BEDROOMS ONE AND TWO
- DOUBLE GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES

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Located in beautiful BAWDSEY, in a PRIVATE CUL-DE-SAC position, is this FIVE BEDROOM FAMILY HOME with DOUBLE GARAGE and GENEROUS rear GARDEN backing onto OPEN FIELDS, with FANTASTIC RURAL VIEWS. Accommodation comprises entrance hall, kitchen/breakfast room, separate UTILITY ROOM, sitting room, dining room, STUDY, ideal for working from home, and downstairs SHOWER ROOM, with five bedrooms, with two having EN-SUITE BATHROOMS, and a family bathroom. With the property also benefitting from SOLAR PANELS, an internal viewing is strongly advised to appreciate the accommodation on offer and the incredible position of this home.

£725,000

Entrance hall	Dressing area
Spacious hallway with stairs to the first floor, understairs storage cupboard, double doors to both the kitchen and dining room, patio doors to the garden and doors to the sitting room, study and downstairs shower room.	With fitted sliding door wardrobes.
Kitchen/breakfast room	En-suite bathroom
5.40m x 4.10m (21' 0" x 13' 5") Triple aspect room with windows to both sides and patio doors to rear, overlooking and giving access to the garden. Range of matching base and eye level units with worktops over and sink and integrated dishwasher. There is an island with a range of matching base units with worktops over, double oven with hob and extractor over. There is space for an American style fridge/freezer and a family dining table, with a door leading to:	1.77m x 4.70m (5' 10" x 15' 5") Window to front, storage cupboard, panel enclosed bath, shower cubicle, hand wash basin and WC.
Utility room	Bedroom two
3.30m x 1.50m (10' 10" x 4' 11") Window to side and external door giving access to the rear garden. Range of matching base and eye level units with worktops over, sink and integrated washing machine and tumble dryer.	6.4m (max) x 4.0m (21' 0" (max) x 13' 1") Window to rear overlooking the garden, double fitted sliding door wardrobe and door to:
Sitting room	En-suite bathroom
7.10m x 4.70m (23' 4" x 15' 5") Triple aspect room with box bay window to front, window to side and patio door to rear, overlooking and giving access to the rear garden, with a feature multi-fuel stove. Double doors into:	2.23m x 2.08m (7' 4" max x 6' 10") Velux window, panel enclosed bath, shower cubicle, hand wash basin and WC.
Dining room	Bedroom three
3.61m x 4.90m (11' 10" x 16' 1") Two windows to front, double doors to sitting room and double doors back into the hallway.	4.90m x 2.55m (16' 1" x 8' 4") Window to front and velux window.
Study	Bedroom four
3.00m x 3.40m (9' 10" x 11' 2") Window to front.	3.86m x 2.98m (max) (12' 8" x 9' 9" (max)) Window to front.
Downstairs shower room	Bedroom five
1.50m x 1.70m (4' 11" x 5' 7") Shower cubicle, hand wash basin, WC and heated towel radiator.	3.86m x 2.50m (12' 8" x 8' 2") Window to front.
First floor landing	Family bathroom
Window to rear overlooking the garden, double storage cupboard and doors to all five bedrooms and the family bathroom.	3.05m x 2.30m (10' 0" x 7' 7") Window to front, corner bath with shower attachment, hand was basin and WC.
Bedroom one	Outside
4.48m x 4.70m (14' 8" x 15' 5") Window to rear overlooking the garden, opening through to the dressing area and en-suite bathroom.	This wonderful home is located in a fantastic location, backing onto fields and countryside beyond, with stunning rural views, as well as distant sea views.
	The property is accessed via a wooden entrance gate to the driveway, which has been laid to stones, providing off road parking for multiple vehicles. From here there is access to the double garage, with two up and over doors, with power and light connected. A path leads to the front door, with a side gate giving access to the rear garden.
	There is a generous patio area to the immediate rear and side of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with plant and shrub borders, enclosed by hedging and wooden fencing. A path leads to the rear of the garden.



<p>Important information</p> <p>Tenure - Freehold.</p> <p>Services - we understand that mains electricity and water and drainage are connected to the property. Heating is oil fired and there is the added benefit of solar panels (6.8Kw) with a battery storage of 9.8 KWh, as well as an EV charging unit.</p> <p>Council tax band - F.</p> <p>EPC rating TBC.</p> <p>Our ref: SM/elr.</p> <p>Directions</p> <p>Using a SatNav, please use IP12 3DD as the point of destination.</p>	<p>Disclaimer</p> <p>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.</p> <p>Anti-Money Laundering Regulations</p>
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