



Alder House Old Post Office Lane

Sutton, Woodbridge, IP12 3JQ

Guide price £445,000



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Description

A charming, well presented three bedroom individual detached home built in 2021 by Brooks & Wood. This home has been finished with good quality fittings such as oak doors, oak flooring, underfloor heating via air source heat pump and wool carpets. Inside the accommodation comprises of an entrance hall with a bespoke aluminium, dark green front door with integral adjustable blind. A cloakroom, a generous sized sitting room enjoys a Clearview log burning stove, a modern kitchen/dining room with Shaker units and granite worktops, a master bedroom with ensuite, two further bedrooms and a modern family bathroom. Part of the garage has been converted to provide an office or studio with bespoke coloured aluminium double glazed window and doors.

Location

The Village of Sutton is situated on the Hollesley peninsular some 5 miles south of Woodbridge and is an area of outstanding natural beauty. The Sorrel Horse at Shottisham and The Ramsholt arms on the River Deben are all very accessible. There are local shops in the neighbouring villages of Alderton and Hollesley. Sutton is a lively village community with various clubs, societies and bowling green close by. It is close to Bawdsey with its sailing facilities and the foot ferry to Felixstowe, that runs from Easter to October. There is also the Bawdsey Manor museum and direct footpaths lead down to the River Deben (15minutes) linking onto the King Charles the third footpath that runs along the River (Woodbridge to Bawdsey). The Archaeological site of Sutton Hoo is close by as portrayed in the film, The Dig. There are fantastic walks from the doorstep via Sutton estate to the river Deben or Broxted estate towards Hollesley peninsula and beyond.

The market town of Woodbridge is located on the tidal

waters of the River Deben, with superb sailing and rowing facilities. It offers a variety of amenities including boutique shops, cinema, swimming pool, library and a variety of restaurants. It also has excellent schools in both the State (Farlingaye) and private sector (Woodbridge) and railway station at both Woodbridge and Melton with free car parking and direct links to Ipswich which is on the mainline to London's Liverpool Street.

Entrance hall

10'07 x 4'08 (3.23m x 1.42m)

Double glazed window to front, oak flooring and underfloor heating.

Sitting room

17'09 x 10'03 (5.41m x 3.12m)

Double glazed window to front and side, fireplace with log burner, underfloor heating and wool carpet.

Kitchen/dining room

17'09 x 10'11 (5.41m x 3.33m)

Double glazed window to front and double doors to side, shaker style units with granite worktops above, integrated oven with electric hob and extractor above, integrated fridge/freezer, integrated dishwasher, integrated washing machine, under floor heating and tiled flooring.

Cloakroom

Double glazed window to front, low level wc, wall mounted wash basin, under floor heating and tiled flooring.

First floor landing

Cupboard housing the pressurised hot water tank, loft hatch, radiator and carpet flooring.

Bedroom one

12'05 x 10'02 (3.78m x 3.10m)

Double glazed window to side, radiator and wool carpet flooring.

Ensuite

7'3 x 4'10 (2.21m x 1.47m)

Double glazed window to front, walk in double shower cubicle, low level wc, wash basin, heated towel rail and tiled flooring.

Bedroom two

10'11 x 10'04 (3.33m x 3.15m)

Double glazed window to side, radiator and wool carpet flooring.

Bedroom three

11'05 x 7 (3.48m x 2.13m)

Double glazed window to front and side, radiator and wool carpet flooring.

Bathroom

8'08 x 5'09 (2.64m x 1.75m)

Double glazed window to front, panelled bath with shower above, wash basin, low level wc, wall mounted lighted mirror heated towel rail and tiled flooring.

Outside and gardens

The property enjoys a corner position with beautiful gardens wrapping around the home to three sides, with well stocked mature plants, perennials and trees. A private garden is situated to the southwest, accessed via a side gate and double doors from the kitchen. There is a patio area, further flower beds, a lawned area and hard standing for a shed. The rear of the garage has been converted by a bespoke local building company SBC Services to create a studio room 11'11 x 7'02 with a loft hatch for storage, whilst there is still space for garden ware, cycles to the front and off road parking on the driveway.

Services

We understand mains electric, water and drainage are connected. Heating is by an air source heat pump.

Local Authority: East Suffolk.

Tenure: Freehold

EPC: B

Council tax band: D



Road Map



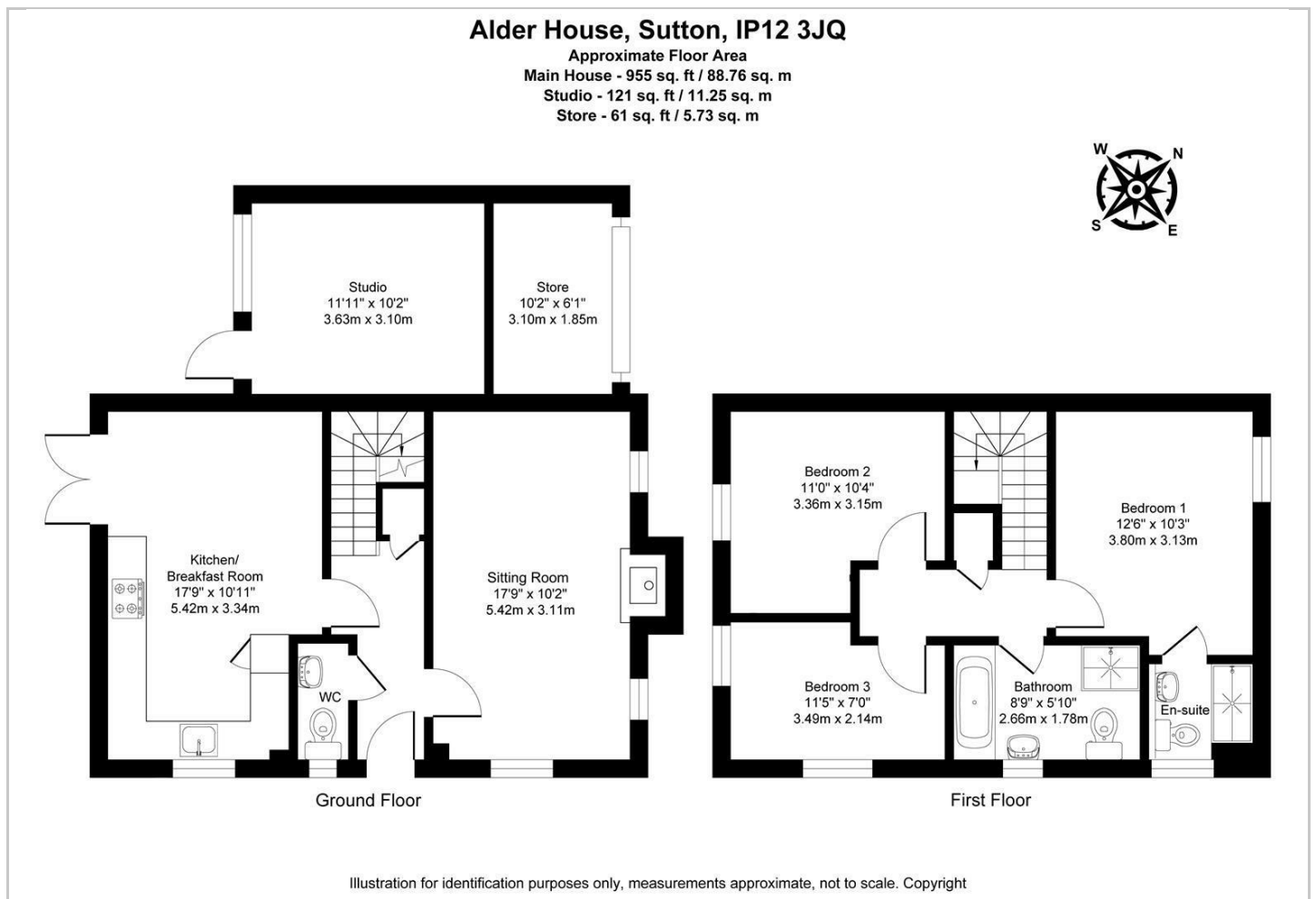
Hybrid Map



Terrain Map



Floor Plan

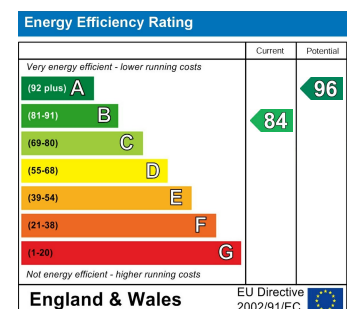


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL

Tel: 01394 446483

Email: cwp@charleswrightproperties.co.uk