



Corner House, Chillesford

Bedfords

ESTABLISHED 1966

Corner House, Pedlars Lane, Chillesford,
Suffolk, IP12 3PT

GUIDE: £550,000

**ENTRANCE HALL | KITCHEN/DINING ROOM | SITTING
ROOM | LIVING ROOM | UTILITY ROOM | FIVE
BEDROOMS | BATHROOM | SHOWER ROOM | STUDY |
CLOAKROOM | GARDEN | GARAGE | PARKING |
OUTBUILDINGS**

Chillesford is a village and civil parish in the county of Suffolk. The Church of "St Peter" in the village is one of only two in the country where the tower is made from Coraline Cragg, which is reddish in color and contains the fossils of tiny sea creatures. The Froize Inn restaurant is only a short walk away and is renowned for its food and music. There are numerous walks and cycle routes to Tunstall Forest, Butley Creek and Chillesford Lodge Estate, where you will find a swimming pool that is available for private hire. A short drive away is the highly sought after village of Orford, with its Castle, Quay, Pubs, Restaurants and world famous Pump Street Bakery. The market town of Woodbridge, with train line links to Ipswich and London is only a few miles away.

THE PROPERTY

Corner House is a detached 1960's house standing in the heart of this tranquil village, constructed of painted brick under a tiled roof and benefits from double glazing and oil fired central heating.

The accommodation is arranged over two floors and consists of front door leading into the entrance hall with cloakroom and stairs to the first floor.



To the front of the house is a generous lovely light double aspect sitting room with fireplace housing a wood burning stove. Also accessed from the entrance hall is the open plan kitchen dining room with a range of built in base and wall units, space for fridge/freezer, eye level oven, dishwasher, stainless steel sink with mixer tap over and space for table and chairs.

A door leads through to the utility room which houses the water softener, washing machine, tumble dryer and sink, with door to the garden.

To the rear of the house, off the utility room is a third reception room with double doors opening to the rear garden, adjacent to this is a shower room. This part of the house could easily be used for a downstairs bedroom or annex if required.

On the first floor is a generous landing with five bedrooms, study, storage cupboard, shower room and family bathroom comprising paneled bath, close coupled WC and pedestal wash hand basin.

OUTSIDE

Outside to the front of the property is an area of lawn with trees, parking to the front of the house. To the rear of the property is an extensive garden with mature trees large terrace, garage and further parking. Beyond the main garden is a fabulous lawned area bordered by hedges and fields with a number outbuildings ideal for storage and workshops. There is plenty of room for a caravan or boat to be stored at the property.

EPC - C
Council Tax - E
What Three Words :- author,marketing,homeward

Viewing is strictly by appointment: Tel: (01728) 454505.
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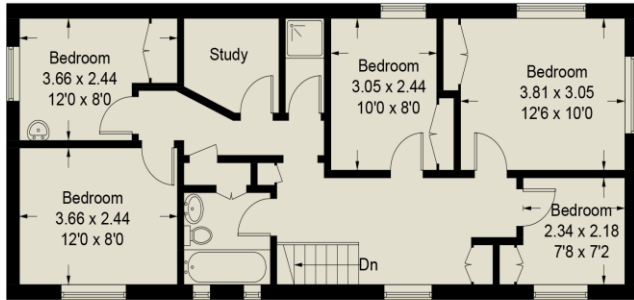


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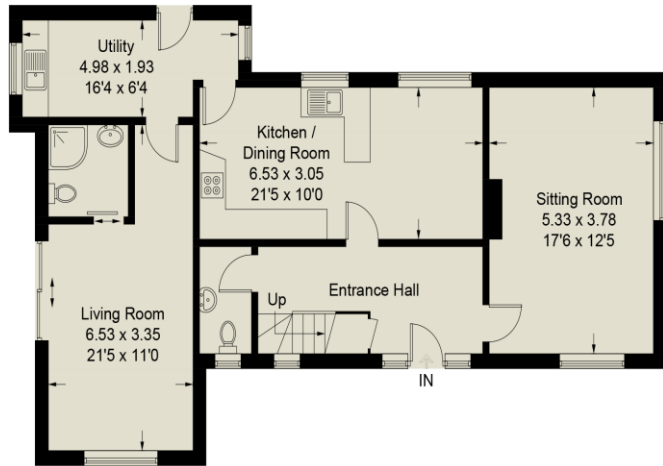
Approximate Gross Internal Area = 164.0 sq m / 1765 sq ft



Energy Efficiency Rating		Current	Potential
Less energy efficient - higher running costs			
A	92-100		83
B	81-91		
C	69-80	70	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
More energy efficient - lower running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



First Floor



Ground Floor

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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