



New House, The Street, Chillesford, IP12 3PU

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ESTABLISHED 1966

New House The Street Chillesford Woodbridge IP12 3PU

- Orford 3 miles
- Woodbridge 9 miles
- Aldeburgh 12 miles

ENTRANCE HALL | SITTING ROOM | DINING ROOM | KITCHEN | UTILITY | 3 BEDROOMS | BATHROOM | FRONT AND REAR GARDENS | DETACHED SINGLE GARAGE | AMPLE CAR PARKING | ABOUT 0.2 ACRE

New House is situated in the heart of Chillesford, and overlooks attractive farmland and woodland. The property was built in 1994 of red brick elevations under a pantile roof and has uPVC double glazing throughout. It stands in a generous plot and has lovely views from most of the rooms. The interior is well presented and the current owner has made a number of improvements including redecoration throughout, new flooring and a new boiler.

The front door opens into the entrance hall with doors to the main rooms and staircase to the first floor. The sitting room is triple aspect with plenty of natural light and doors to the rear garden terrace. There is a new chimney breast with a stone mantelpiece and slate hearth. Across the hall is the dining room with an outlook to the front.

To the rear is the kitchen which is fitted with a range of wall and base mounted cupboard and drawer units with a full height unit with integrated Bosch double oven. There is also a 4 ring Bosch ceramic hob and space for a dishwasher. A doorway leads into the utility room which has some further cupboards as well as plumbing for a washing machine and door to the garden.



A well-presented detached house with views across open countryside in this charming village close to Orford and the Heritage Coast.

Guide: £495,000 FREEHOLD

The stairs rise to a galleried landing of which are three bedrooms and a family bathroom. The main bedroom has built-in cupboards and lovely far-reaching views. The two other bedrooms are both well-proportioned and there is a family bathroom fitted with a white suite with separate bath and shower cubicle with thermostatic shower.

Outside

New House is approached via a paved driveway through double timber gates which provides parking for several cars. The detached single garage is brick built with a manual roller door and side door. Power is connected.

The front garden has an area of lawn interspersed with shrubs and enclosed by a hawthorn hedge. To the rear of the house is a paved terrace ideal for outdoor dining and entertaining. The garden is down to lawn and has a good number of mature trees including pine, fir, silver birch, holly and yew. The garden is enclosed by a low fence and has attractive views to countryside beyond.

Services

Mains water and electricity are connected. Oil fired central heating and hot water. Private drainage.

Location

Chillesford is a popular village nestled in beautiful countryside within the Suffolk Coastal Area of Outstanding Natural Beauty. The popular Froize Inn is nearby and hosts music events and workshops. The riverside settlements of Orford, Snape & Aldeburgh all nearby and have first rate restaurants, public houses as well as a famous concert hall and retail outlets at Snape Maltings. There are miles of scenic riverside walks in the locality and world-renowned bird-watching as well as sailing and numerous Golf courses. Woodbridge is within easy reach and has an excellent range of amenities including shops and boutiques, a cinema, leisure centre and a branch line railway station providing service to London Liverpool Street, via Ipswich.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

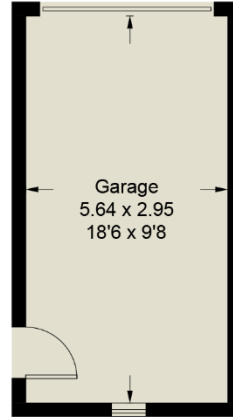


New House, Chillesford

Approximate Gross Internal Area = 145.5 sq m / 1566 sq ft

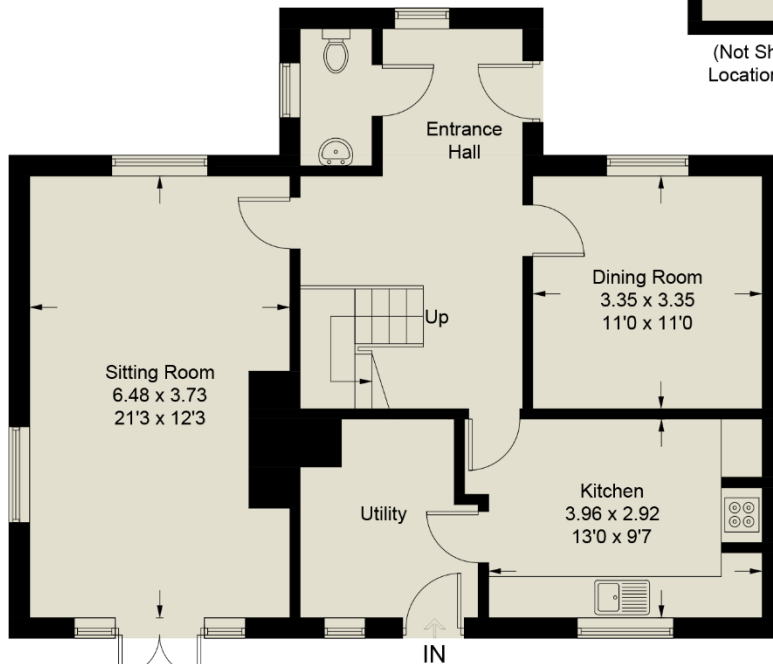
Garage = 16.7 sq m / 180 sq ft

Total = 162.2 sq m / 1746 sq ft

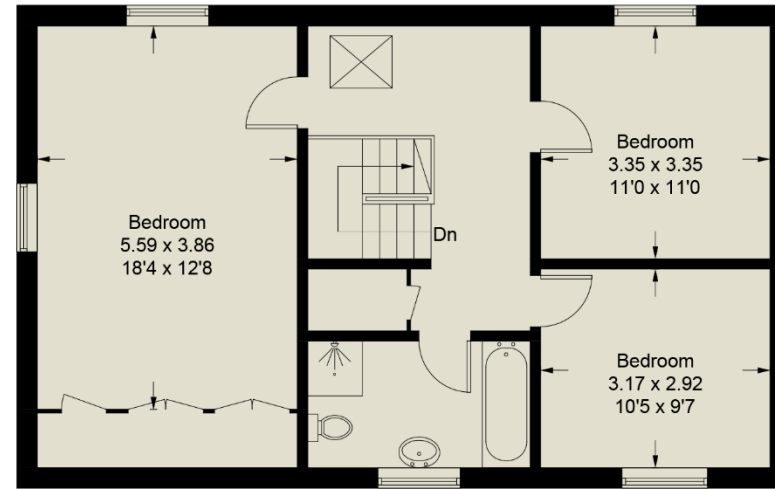


(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First 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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