



OLD MISSION HALL
MILL ROAD BADINGHAM, WOODBRIDGE, IP13 8LT



Built in 1894, The Old Mission Hall offers versatile living accommodation with four bedrooms, plus the added benefit of a separate annex. In addition, there is ample off road parking, double garage with rear office space and a generous size garden to the rear!

Stepping through the main door of the property you are welcomed into the entrance hallway. To your right is a useful ground floor shower room which boasts shower, basin and toilet. This has been updated by the current owner over the recent years. As you continue through the property you will find the living room, this is a generous size space with plenty of natural light and a fireplace as the main focal point of the room. Across from this is the study, this overlooks the front aspect and is ideal for those looking for a dedicated office space or additional reception room. As you head towards the end of the main entrance hallway, you will find the dining room, this provides access to the main bedroom on the first floor also along with bedroom four, the ground floor bedroom. It also leads nicely onto the kitchen which has also been updated over recent years. It offers plenty of space for a breakfast table and a good range of wall and base units and larger cupboard. Off the kitchen is a useful utility room which leads onto, through a charming arched doorway, the conservatory. The conservatory enjoys views over the garden and leads outside to the patio.

Upstairs on the first floor, accessed via the dining room is the main bedroom. This is a generous size double room with views over the side aspect and the benefit of an ensuite bathroom. Bedroom two, access via the stairs located in the study, is another double room whilst bedroom three, is a single room. The bathroom boasts a shower, basin and toilet. Outside the garden boasts a good range of mature shrubs and trees. It is mainly laid to lawn with the benefit of a patio area to the rear aspect of the property. Located at the end of the garden is a one bedroom detached annex. This offers a kitchen, living room, conservatory, one bedroom and a bathroom that boasts bath with shower over, basin and toilet. This is ideal for those looking for multi-generation living. In addition, there is also a detached double garage at the end of the shingle driveway. At the back of the garage is an office space and additional storage room.

SERVICES Mains water, drainage and electricity are connected to the property. Heating is provided by way of oil central heating. There is the added benefit of solar panels and gas bottles for the hob are connected to the property. Electric storage heaters are connected within the annex. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

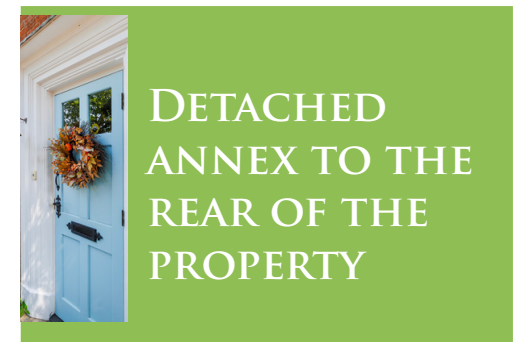
EPC - D

TENURE - Freehold

LOCAL AUTHORITY: East Suffolk Council – Tax band E

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.





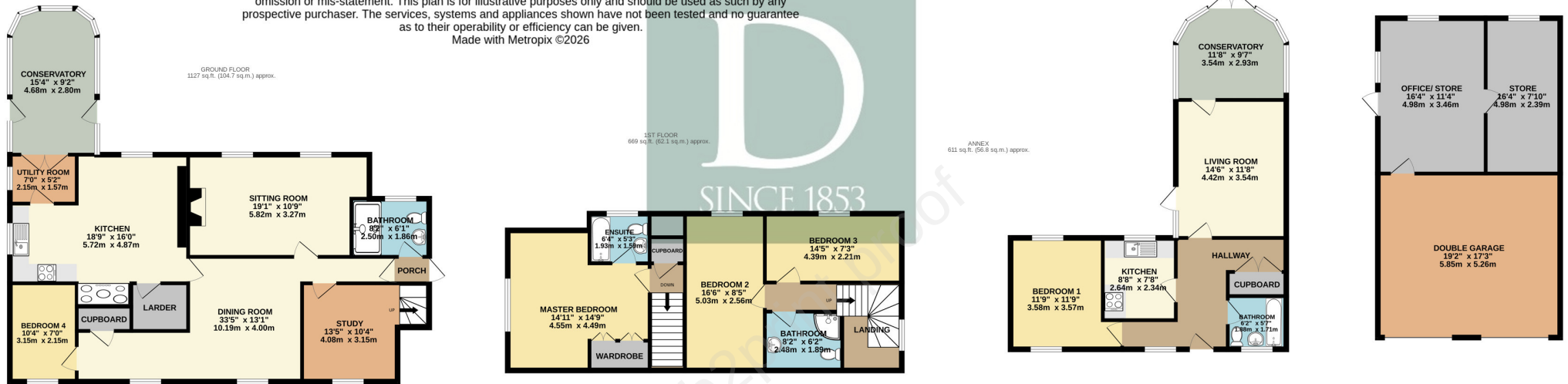
DETACHED
ANNEX TO THE
REAR OF THE
PROPERTY

FLOOR PLAN

TOTAL FLOOR AREA : 3052 sq.ft. (283.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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