

Access Statement for 9 Willows Green, Church Farm Road, Aldeburgh, Suffolk, IP15 5GA

Introduction 9 Willows Green is a terraced, four bedroom residence built in 2008. It stands overlooking the marshes across to Thorpeness and there are sea views from both upstairs bedrooms to the front. The house stands on Church Farm Road which is popular area to purchase a home be it as a resident or as a holiday destination.

Pre-Arrival

- We have an extensive website www.seasidesuffolk.co.uk and this will detail the house and show you pictures of rooms and views.
- Bookings/enquiries can be made via the website via email, telephone or letter and there is also a direct contact link with the owner via email and telephone.
- All guests are provided with written directions to the house.
- The nearest bus stop is 600m away. Public Transport information 0871 200 2233.
- Saxmundham Railway Station is 6 miles away Rail Services 0845 748 4950.
- The nearest RADAR toilet is Moot Hall Shelter – keys can be obtained from Tourist information Centre in the town's High Street – 01728 453637. Wheelchair hire from Barry Shooter Chemist in the High Street. 01728 452763.
- The nearest taxi office is Aldeburgh Cars 01728 453063 or A2B Cars 01728 633003
- This access statement is available on our website and there is a copy in the Welcome File at the house.

Arrival & Car Parking Facilities

- The house stands on a long road which links from the main Saxmundham Road directly to the seafront and beach.
- 9 Willows Green stands at the end of this road close to the beach.
- There is a facility to park in front of the house along the road and then access the house from either steps to the right or a slope via the left.
- Alternatively there is an entrance at the back of the house via the garage. Turn into Willows Green to your right and follow the sloping road round to the left and you will see number 9 on the garage door.

- Beyond the garage is a link door to the garden via some steps, there is a handrail but care should be taken as this may not be suitable for the elderly or infirm and is not advised as an entrance route in wet conditions.

Main Entrance & Reception

- The main entrance is the front door from Church Farm Road via a gated garden. The key for this door is to be found in the keysafe to the left of the front door on the wall. Details of the code are provided prior to arrival.

- The front door is 94cm wide and 193cm high, with the hinge on the left. The key hole is 94cm from the threshold of the doorstep.
- The front door opens into a small porch. There is a light switch on the right hand side of the door which can be used to operate both internal porch light and external lights. There is a large inset mat on the floor by the front door and the flooring is of a tiled wooden effect and is non slip.
- The lounge is entered via 2 glass door, the glass sections being on the top half of the doors. The doors are 114cm from the front door and are 196cm high and 59cm wide.

Lounge

- The flooring here is same as the porch and is a light wooden effect and again non slip.
- There is a small rug directly in front of you as you walk in the lounge – it has a non-slip back secured on the bottom.
- To the left of the lounge is a leather 2 seater settee, bookcase with a lamp on the top and to the far left of the room there is a small sideboard which sits neatly behind the door when it is open. To the right is a tub chair near the window and against the far wall is a 3 seater leather settee. Both settees and the tub chair are moveable.
- There is a TV with remote control and a DVD and Video player housed on a low wooden unit.
- There is a coffee table which stands in the middle of the room.
- A standard lamp is provided in the right hand corner of the room for reading purposes.
- There is a log burning enclosed fire and logs are provided on request at the time of booking.

- □ The inner hall is accessed via a glass top door the door being 84cm wide and 197cm in height.

Inner Hall and Cloakroom

- □ To your left stands the stairs to the first floor and the first step is at a 84cm diagonal to the lounge. There is a handrail at 92cm and runs the length of the first 3 stairs. The handrail being 103cm in length.
- □ To the right is the cloakroom entered by a door 84cm in width and 197cm in height. Immediately to your right is a washing machine housed in a cupboard which is easily to access and is 60cm wide and 70cm high. Directly in front of you stands a double cupboard housing the boiler and water softener. The cupboard contains both an ironing board and iron and a folding clothes airer.
- □ The toilet seat is 43cm high and the sink is 87cm high.

Kitchen

- □ Going through the glass top door measuring 84cm wide and 197cm in height is the Kitchen/Dining area.
- □ To the slight left is a dining table to seat 6 people which is rectangular in shape. The table measures 153cm in length and 92cm in width. The beige fabric skirted chairs are 100cm in height.
- □ There is a CENTRAL ISLAND UNIT which sits in the main kitchen area to the right hand side of the table. This unit is moveable but very heavy. The unit worktop is made of oak, the unit dimensions are W82cm, D142cm and H92cm.
- □ To the right is the kitchen area. The worktops are 91cm high and are of black granite, the cupboard depth is 64cm. The sink and electric range cooker are both 91cm in height. Above the cooker is an extractor hood and light and a microwave oven can be found to the right of the hob, in the corner of the room.
- □ Catering crockery can be found in the glass wall cupboards above the work surfaces and a plentiful supply of saucepans and casserole dishes can be found in the lower cupboards.
- □ Both glasses and cups are in the glass wall cupboards.
- □ The shelf height in the cooker oven is 64cm
- □ There is a fridge freezer height 175cm – the fridge area being at the lower section and the door being 125cm in height

whilst the freezer section door is 50cm in height.

- The kitchen is lit by one light and has spotlights. The dining area on the same switch has a hanging pendant light over the dining table.
- The garden is accessed by a single of three glass doors with each panel measuring 71cm in width.
- There is a wall mounted Fire Blanket next to the patio door above the dishwasher.

Inner Hall and stairs to first landing.

- There are 13 steps to the first landing.
- Both the stairs and the landing are carpeted in beige wool carpet.

Bedroom 4

- Bedroom is accessed by a door measuring 94cm wide and 188 high. The door is hinged to the right. The carpet is of a beige wool pile.
- There is one single bed with pine headboard. The bed is to the left of the door and stands against the left wall. The bed is 195cm in length and 93cm in width. There is a space from bed to wall of 115cm and from bottom of bed to wall is 80cm. There is a chair here in the corner.
- The main room light is to the left of the door above the headboard. There is one standard lamp at the bottom of the bed and a chest of drawers beneath the window.
- All bedding is 300 thread count cotton with non feather pillows and duvets.

Bedroom 3

- Accessed via door measuring 94cm wide and 188cm high. The door is hinged to the left. The carpet is beige wool pile.
- There is one single bed with pine headboard and measuring 195cm long and 93cm wide. The bed is in centre left of the room as you stand at the end of the bed. The space to the right of the bed from the headboard end is 95cm and the space to the left is 87cm.
- There is a table with a lamp on top of it to the left of the bed (window side) and a small beanbag seating under the window.

There is also a small 3 drawer chest to the right of the bed.

- There is a mirrored door single wardrobe directly in front and standing against the windowed wall.
- The main room light switch is to the right of the door opening.
- All bedding is 300 thread count cotton with non feather pillows and duvets.

Bathroom

- The door to the bathroom is 198cm high and 68cm wide. The door is hinged to the left. The flooring is of non slip cream ceramic tile.
- The toilet seat is 43cm high. There is no space of note to either side of the toilet. The sink height is 84cm.
- Bath height is 53cm, length 167cm and 68cm wide.
- Free floor space is 124cm x116cm.
- Hand held shower attachment over bath.
- The room has a wall mounted heated towel rail and a illuminated mirror.

Bedroom 1

- The main bedroom is accessed via a door measuring 94cm wide and 188cm high. The door is hinged to the left. The carpet is beige wool pile.
- There is a King Size bed measuring 190cm in length and 150cm wide with a king sized mattress. The space to the right of the bed is 80cm to the en-suite bathroom door and to the left is 110cm.
- There are two bedside tables small in size both with bedside lamps.
- There are two double fitted wardrobes with a recessed space housing a tall chest of drawers.
- Underneath the window is a window seat with a large flat cushion pad, to the right of the window seat is a chair placed next to the double wardrobe.
- A full length mirror is on the wall between one set of fitted robes and the window.
- All bedding is 300 thread count cotton with non feather duvets and pillows.

- The main room light switch is to the left of the door.
- The door to the en-suite bathroom is 198cm high and 68cm wide.

En-Suite Bathroom

- The bathroom door is 68cm wide and 198cm high and opens outwards with the hinge on the left.
- The toilet seat is 43cm high and the space to the right is 42cm and there is no space to the left. The sink height is 84cm.
- The step into the shower cubicle is 9cm high with the width of the shower door being 70cm.
- The height of the shower head is 178cm.
- The room has a wall mounted heated towel rail.
- The flooring is non slip ceramic tiles.
- There is an illuminated round mirror on the wall above the sink.

Stairs, Second Landing and Bedroom 2

- From Bedroom 1 are the stairs to the second floor.
- There are 13 stairs and a handrail which is 94cm long and on the left hand and runs for the first 3 stairs. The second rail is provided and the top of the stairs and this is 100cm in length and on the left hand wall and runs for the top 3 stairs.
- The stairs are carpeted in beige wool pile.
- The free floor space on the 2nd landing is 104cm x 224cm.
- Bedroom 2 is to the right of the stairs and is accessed by a door measuring 94cm wide and 188cm high. The hinge is on the right.
- There is a double bed with a 4'6' mattress.
- The ceiling is pitched but is full head height.
- There are 2 bedside cabinets either side of the bed both with bedside lamps.
- A large fitted walk -in wardrobe cupboard is to the right of the bedroom.
- Below the pitched ceiling stands a chest of drawers and the right of the window there is a chair.
- A mirror is provided on the right hand wall next to the fitted

wardrobe.

- The space to the left of the bed is 76cm and to the right is 156cm.
- The carpet is beige wool pile
- All bedding is 300 thread count cotton with non feather duvets and pillows.
- The main room light switch is to the left of the door.

Large en-suite Bathroom

- The Bathroom is accessed via a door measuring 94cm wide and 188cm high. The hinge is on the left.
- The flooring is of cream ceramic non slip tile.
- The toilet seat is 43cm high. There is no space to the left or right of the toilet.
- The sink is 81cm high.
- The walk in double shower is 91cm long and 94cm wide and is accessed via a sliding door.
- The height of the shower head is 178cm.
- There is a fitted bath standing along the far wall and this is 74cm width, 166cm in length and 53cm high. There is a shower mixer attachment on the taps.
- The free floor space is 218cm x 303cm.

Outdoor Facilities

- Exiting from the back patio door there is a courtyard garden area.
- The patio is built of local stone and is therefore a slightly uneven surface.
- There is a canopied area of clear glass and solar panels running along the back of the house (kitchen) and underneath this there is a wooden patio dining table and 6 folding chairs.
- There is a brick built shed at the bottom of the garden and this houses a BBQ (solid fuel) and garden games for children and extra chairs for dining should they be required.
- The garage is accessed via a set of steps with a handrail running to the left along the garage wall.

- The side door allows access to the garage and to exit the garage is a wooden up and over garage door which leads to Willows Green residential area.

Additional Information

- A welcome pack is provided with folders containing places of interest and leaflets.
- There is a book containing emergency contact numbers such as Doctor, Dentist, Vet etc.
- There are also contact numbers provided should it be necessary to contact the owner.
- Pets are not allowed unless agreed at the booking stage and a charge will be made.
- The premises are strictly non Smoking.

Future Plans

Upgrade of Dining Table and Chairs by end of 2011. (Upgraded chairs, table to complete)

Contact Telephone and Email Address

- Address: Ms T Peak, 2 Old Pound Yard, High Street, Great Shelford, Cambridge, CB22 5EH.
- Telephone: 01223 847637
- Email: theresapem@aol.com
- Website: www.seasidesuffolk.co.uk
- Hours of Operation: Open all Year.
- Emergency Number: Provided on the premises

We welcome your feedback to help us continually improve if you have any comments please phone 01223 847637 or email theresapem@aol.com.