



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**RUSSELL CLOSE, WOODBRIDGE, IP12 4LE**

**TENURE : FREEHOLD**

**GUIDE PRICE £475,000**

**CR-EA.CO.UK**

**01394 547000**

**42 MARKET HILL, WOODBRIDGE, IP12 4LU**

# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor and doors to...

## Cloakroom

Fitted with a WC and wash basin.

## Kitchen/Breakfast Room 6.63m x 3.67m (21' 9" x 12' )

With plenty of room for a dining table and a kitchen fitted with a range of wall and base units, electric cooker point and cooker hood, plumbing for washing machine, inset stainless steel sink/drainage unit, window to rear aspect and door to the rear porch which leads to the rear garden.



## Lounge/Diner 7.25m x 3.69m (23' 9" x 12' 1")

A large reception room with solid-fuel stove and window to rear aspect.

## Study/Bedroom Four 4.36m x 3.60m (14' 4" x 11' 10")

(measurement includes bay window to front) Currently used as a study.



## Playroom/Bedroom Five 3.97m x 3.70m (13' x 12' 2")

(measurement includes bay window to front) Currently used as a double bedroom.

## First Floor Landing

With loft access, airing cupboard and doors to...

**Bedroom One** 5.06m x 3.36m (16' 7" x 11' )  
(maximum measurements provided) With built-in storage and window to rear aspect.

**Bedroom Two** 3.62m x 3.00m (11' 11" x 9' 10")  
(maximum measurements provided) With fitted storage and window to front aspect.

**Bedroom Three** 3.05m x 2.78m (10' x 9' 1")  
With window to side aspect.

## Family Bathroom

Fitted with a panelled bath, shower enclosure, WC and wash basin.

## Outside

To the front of the property is a grassed area with hedging to boundary. A hard-standing driveway provides off road parking for several vehicles and access to the garage which has an up-and-over door and power and light connected. A side gate leads to the rear garden which is large and mainly lawned with various planting beds, shrubs and fruit trees. There's a patio area and a large shed/wood store.

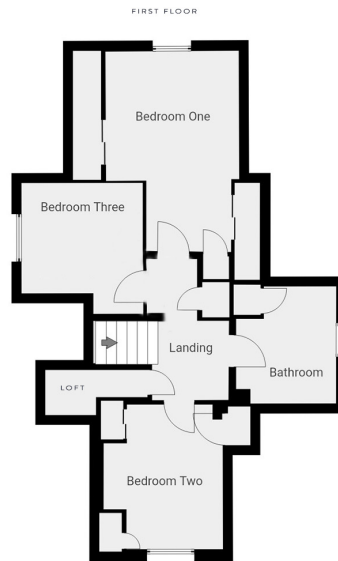
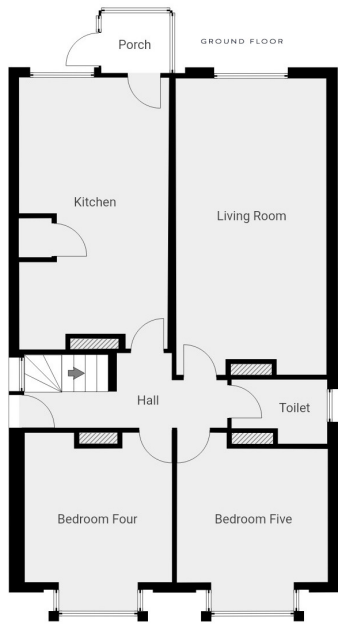
# THE PROPERTY & LOCATION

A spacious, detached home offering flexible accommodation of nearly 1600 square feet. There's a generous lounge/diner and kitchen/breakfast room with two further bedrooms or reception rooms on the ground floor and a cloakroom, with three double bedrooms and a bathroom on the first floor. There's double glazed windows and gas central heating, a generous garden and a driveway providing off road parking for several vehicles and access to a garage.

The town of Woodbridge is particularly popular with sailing enthusiasts, nestled on the banks of the Deben, and offers a huge array of facilities including boutique and national shops, a theatre/cinema, leisure centre and some fantastic restaurants. There is also a good choice of schooling in both state and private sectors. All the facilities the town has to offer are within easy walking distance or a short drive.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



- **Detached Home**
- **Four/Five Bedrooms**
- **Kitchen/Breakfast Room**
- **Garage & Driveway**

- **Flexible Accommodation**
- **Lounge/Diner**
- **Good-Sized Garden**
- **Gas Central Heating & Double Glazed Windows**

Council Tax Banding : D



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU  
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK

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 REGISTERED NUMBER: 9421778

REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU