



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

POST MILL GARDENS, GRUNDISBURGH, IP13 6UP

TENURE : FREEHOLD

GUIDE PRICE £375,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With airing cupboard and doors to...

Living Room 5.12m x 3.70m (16' 10" x 12' 2")

A generously proportioned living room with open fire, window to front aspect and sliding doors to the conservatory.

Kitchen 3.01m x 2.52m (9' 11" x 8' 3")

(Maximum measurements provided) Fitted with a range of cabinets and work surfaces, electric cooker point, door to the...



Conservatory 5.60m x 2.61m (18' 4" x 8' 7")

With double doors to the garden, plumbing for washing machine and sliding door back to the living room.

Bedroom One 3.93m x 3.04m (12' 11" x 10')

With window to rear and Fitted storage.

Bedroom Two 4.18m x 2.24m (13' 9" x 7' 4")

With window to rear and built-in wardrobe.

Bedroom Three 3.18m x 2.38m (10' 5" x 7' 10")

With window to side aspect.

Bedroom Four 3.00m x 1.65m (9' 10" x 5' 5")

With window to front aspect and fitted wardrobe.



Bathroom

Fitted with a WC, bath, and double wash-basin unit.

Shower Room

Fitted with a shower enclosure, WC and wash basin.

Outside

The property has a driveway providing off-road parking for two/three cars, with planting beds and side access leading to the rear garden, which has a patio, lawn, planting beds and mature shrubs.

Agents Note

Planning Application - DC/22/2748/FUL was granted in July 2022 for a single storey extension. Plans are available on request.

THE PROPERTY & LOCATION

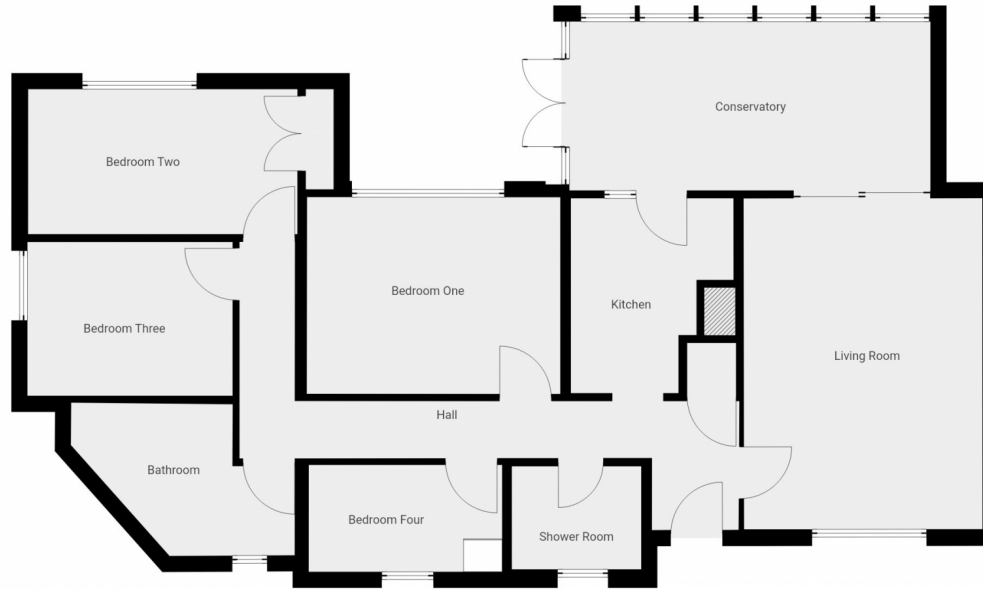
A spacious and well-presented semi-detached bungalow situated at the end of a cul-de-sac within the popular village of Grundisburgh. The property has been extended to provide flexible family accommodation comprising four bedrooms, a shower room and bathroom, living room, kitchen and conservatory. There's a good-sized corner plot garden and a driveway providing off road parking.

Grundisburgh has retained that feeling of a real suffolk village with a traditional sense of community and is well served by shops, a local primary school (feeding in to the "outstanding" Farlingaye High School in Woodbridge), doctors surgery, village hall, park with tennis courts, football pitch and childrens play area and an excellent pub.



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



- **Four Bedroom Semi-Detached Bungalow Living Room**
- **Conservatory**
- **Gas Central Heating & Double Glazed Windows**
- **Corner Plot**
- **Bathroom & Shower Room**
- **Off Road Parking**
- **Planning Permission Granted For Extension**

East Suffolk Council Tax Banding : C



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