



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

CATHERINE ROAD, IP12 4JP

TENURE : FREEHOLD

GUIDE PRICE £725,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall A welcoming hallway with stairs off to the first floor with storage cupboards under and airing cupboard. Doors lead to the...

Open Plan Living Space This superb living area comprises the Living Room, contemporary Kitchen, and Dining Area.

Living Room 4.69m x 4.28m (15' 5" x 14' 1")
With bay window to the front aspect.



Kitchen 4.84m x 3.86m (15' 11" x 12' 8")
The kitchen is fitted with an extensive range of cabinets with Quartz work surfaces over, inset sink and drainer unit and mixer with drinking tap, water softener, integrated dishwasher, double electric oven/microwave combination, induction hob, stunning polished porcelain tiled flooring, window to side aspect and open to the...

Dining Area 2.60m x 3.72m (8' 6" x 12' 2")
With skylight window enhancing the natural light and bi-fold doors overlooking and giving access to the rear garden.



Sitting Room / Bedroom Four 3.64m x 3.64m (11' 11" x 11' 11")
Currently used as the TV Room but could easily be utilised as a fourth double bedroom with dual aspect windows.

Bedroom Three 3.57m x 3.34m (11' 9" x 10' 11")
Another double with window to rear aspect.

Bedroom Two 3.02m x 3.32m (9' 11" x 10' 11")
A generous double room, currently used as a study with built-in sliding-door wardrobes and window to side.

Shower Room Shower cubicle, WC, wash basin, with towel radiator and utility cupboard housing plumbing for washing machine and space for tumble dryer.

First Floor Landing Area 4.18m x 2.03m (13' 9" x 6' 8")
With built-in cupboard and access to further eaves storage space. Door to the Bathroom and open to the...

Bedroom Area 4.54m x 4.19m (14' 11" x 13' 9")
A fantastic bedroom with vaulted ceiling, skylight window to rear aspect and dormer window to front.

Bathroom Fitted with an air bath, a WC and wash basin, with two skylight windows to rear aspect and a large airing cupboard. doors leading to new gas fired boiler and modern unvented water tank.

Outside To the front of the property is an enclosed garden with lawn and well-stocked beds, and a pathway to the front entrance door. A side pedestrian gate leads to the rear garden, which is predominantly lawned and has a block-paved patio area, mature fruit trees, and access to the large single garage with work bench, storage cupboards, extensive shelving, power and light connected and electric shutter door.

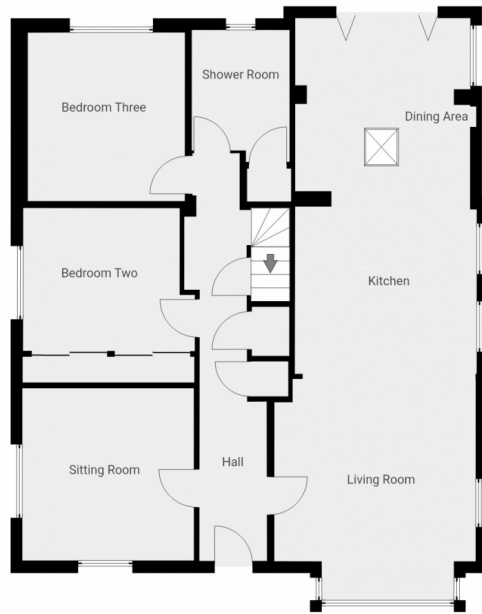
THE PROPERTY & LOCATION

A superbly presented, extended detached family home occupying a corner plot in a popular residential location within Woodbridge. The property has undergone an extensive refurbishment program within the last two years and now comprises an entrance hall, open plan living/kitchen/dining space, two ground floor bedrooms, a sitting room/possible fourth bedroom, and shower room on the ground floor and a large principle bedroom and bathroom on the first floor.

Woodbridge is a historic market town nestled on the banks of the river Deben, it is particularly popular with sailing enthusiasts. The town offers a huge array of facilities including boutique and national shops, a theatre/cinema, a 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
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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



- Fully Refurbished And Extended Detached Home
- Open Plan Living Space
- Ground Floor Shower Room
- Gas Central Heating

- Three/Four Bedrooms
- Principal Bedroom With En-Suite
- Garage & Driveway
- Double Glazed Throughout

Council Tax Banding : E



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