



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

**BAKERS LANE, CHURCH STREET, WOODBRIDGE,
IP12 1DH**

TENURE : FREEHOLD

OFFERS OVER £550,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Kitchen/Breakfast Room 4.20m x 3.25m (13' 9" x 10' 8")

(Max Measurements provided) Fitted with a range of wall and base cabinets, work surfaces, inset stainless steel sink/drainers, electric oven, gas hob and cooker hood.

Utility Room 2.49m x 1.91m (8' 2" x 6' 3")

With cabinets and work surfaces, wall-mounted boiler servicing the hot water and heating system, plumbing for a washing machine, space for tumble dryer.

Cloakroom

Fitted with a WC and wash basin with a built-in storage cupboard.

Lounge/Diner 8.00m x 4.55m (26' 3" x 14' 11")

A spacious living room with a doorway giving access to the stairs leading to the first floor, an alcove formerly a fireplace which could be reinstated (subject to inspection) and a bay window with a pleasant outlook over the garden and a further door leads to the same.

First Floor Landing

The landing has a shelved unit and a desk, and doors lead to...



Bedroom One 4.19m x 2.73m (13' 9" x 8' 11")

A good double room with storage cupboard (that connects to bedroom three) and a door to the...

Bathroom

Fitted with a panelled bath, WC and wash basin.

Bedroom Two 3.17m x 3.06m (10' 5" x 10')

Another double bedroom with a door leading to a hall which links to bedroom three and the shower room.

Bedroom Three 3.27m x 2.52m (10' 9" x 8' 3")

With sloping ceiling, sky light window, storage cupboard, and fitted wardrobes.

Shower Room

Fitted with a shower enclosure, wash basin and WC.

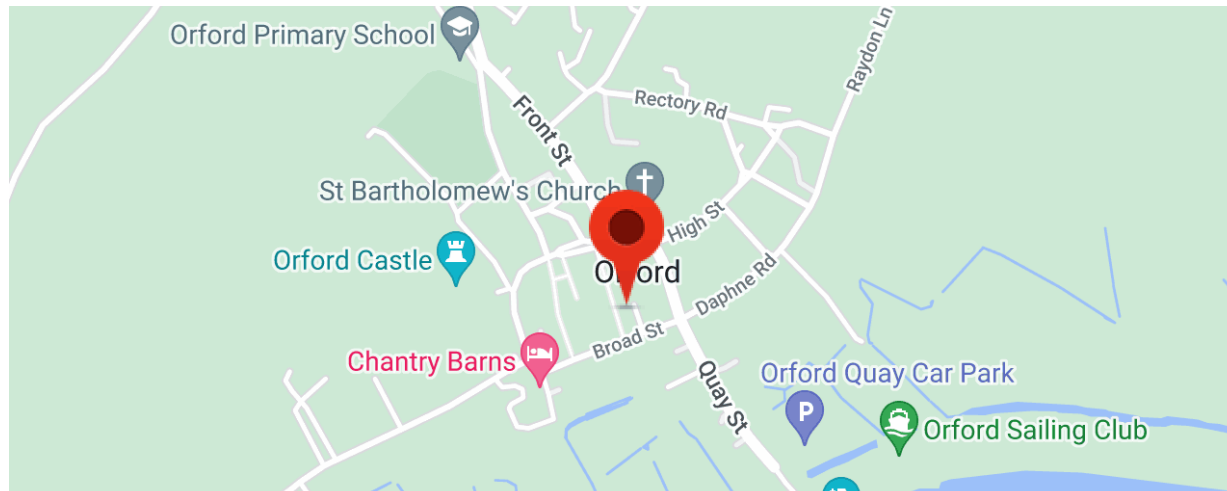
Outside

The property has a single block-paved parking area, and a gate that leads to a beautiful courtyard garden, which is mainly laid to patio slabs, with planting beds, a wood store all enclosed by brick walls.

THE PROPERTY & LOCATION

A superb central Woodbridge home offering a wealth of charm and character and well proportioned accommodation comprising; a kitchen/breakfast room, utility and cloakroom, lounge/diner, three bedrooms, bathroom and shower room. The property benefits from a charming courtyard garden, off-road parking and has no onward chain.

Bakers Lane is situated in the heart of the town, a stones throw from the Thoroughfare. 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, railway station 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



- Central Character Cottage
- Lounge/Diner
- Bathroom & Shower Room
- Gas Central Heating/Underfloor on Ground Floor

- Three Bedrooms
- Kitchen/Breakfast Room
- Off Road Parking
- No Onward Chain

Council Tax Banding : D



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