



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WOODBIDGE ROAD, GRUNDISBURGH, IP13 6UF

TENURE : FREEHOLD

GUIDE PRICE £725,000

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.

Living Room 6.21m x 3.99m (20' 4" x 13' 1")

A spacious Living room with dual aspect windows, fireplace, double doors leading to the dining room and a door to the...

Conservatory 4.20m x 4.55m (13' 9" x 14' 11")

A generously-sized conservatory with storage cupboard and pleasant outlook over, and double doors giving access to, the garden.

Dining Room 3.82m x 3.13m (12' 6" x 10' 3")

With window overlooking the rear garden and a door to the...

Kitchen 3.83m x 3.83m (12' 7" x 12' 7")

Fitted with an extensive range of wall and base cabinets, work surfaces over, inset sink/drain unit, electric double oven, hob and cooker hood, integrated dishwasher, window to rear aspect, door back to the hallway and a door to the...

Utility Room 2.79m x 2.62m (9' 2" x 8' 7")

With fitted kitchen cabinets, work surface and inset sink/drain unit and plumbing for washing machine. Dual aspect windows and door to outside.

Study 2.93m x 2.75m (9' 7" x 9')

With window to front aspect.

First Floor Landing

With airing cupboard, window to front aspect and doors to...

Bedroom One & En-Suite 4.00m x 4.13m (13' 1" x 13' 7")

(Measurement of Bedroom only, inc. fitted double wardrobes) With window to rear aspect and an En-Suite fitted with a shower enclosure, WC and wash basin.

Bedroom Two 4.18m x 3.34m (13' 9" x 10' 11")

With built-in wardrobes and window to rear aspect.

Bedroom Three 4.05m x 2.94m (13' 3" x 9' 8")

(Max measurements) Windows to side and front aspect.

Bedroom Four 2.82m x 2.74m (9' 3" x 9')

(Measurement excludes door recess) With window to rear aspect.

Bathroom

Fitted with a panelled bath, WC, wash basin and shower enclosure, with window to front aspect.

Outside

The property is accessed via a gated driveway with a lawn and well-stocked beds with large evergreen trees to the boundary. There's a driveway providing ample off road parking and access in to the double garage, which has an electric roller door and has power and light connected. The rear garden is a good-size and is predominantly lawned with patio area, planting beds and fencing to boundaries.



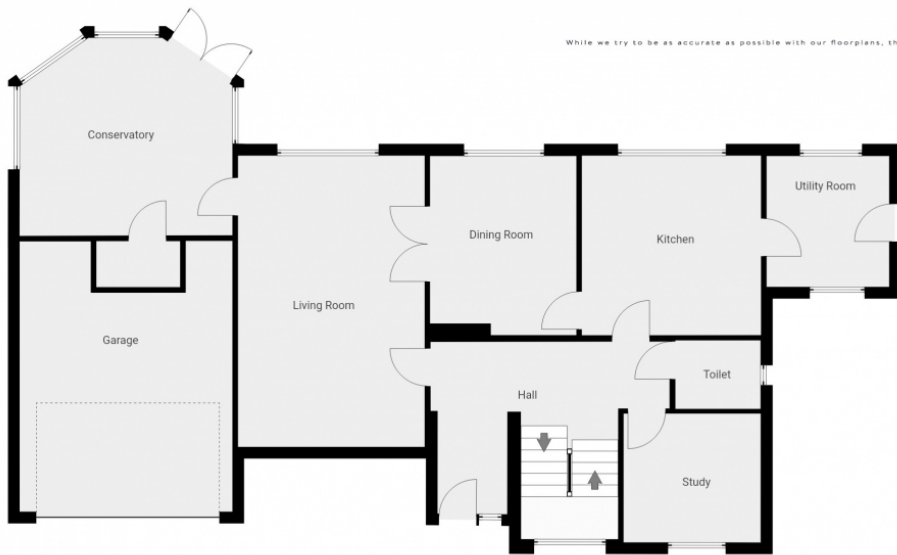
THE PROPERTY & LOCATION

A spacious and well-maintained detached family home on the edge of the popular village of Grundisburgh with beautiful rural views, a pleasant garden and no onward chain. The property comprises an entrance hall, cloakroom, living room, conservatory, dining room, study, kitchen and utility room on the ground floor and four bedrooms, en-suite shower room and family bathroom. There's also a double garage, double glazed windows, gas central heating and plenty of 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



- Detached Family Home
- Four Bedrooms
- Double Glazed Windows
- Beautiful Views

- Over 2200 Square Feet
- Four Reception Rooms
- Gas Central Heating
- No Onward Chain

East Suffolk Council Tax Banding : F



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