



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WOODBIDGE ROAD, BREDFIELD, IP13 6AP

TENURE : FREEHOLD

GUIDE PRICE £400,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Porch & Hallway

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

Cloak/Utility Room *2.60m x 2.65m (8' 6" x 8' 8")*

(Max measurements) Fitted with storage cabinets, with plumbing for washing machine, built-in cupboard, WC.

Living Room *4.62m x 3.60m (15' 2" x 11' 10")*

A generously proportioned living room with window to front aspect and glazed patio doors overlooking and giving access to the rear garden.



Dining Area *3.93m x 3.55m (12' 11" x 11' 8")*

With fitted cabinets, and plenty of space for formal dining, open to the garden room and the...

Kitchen *3.56m x 2.52m (11' 8" x 8' 3")*

Fitted with a range of wall and base cabinets, with work surfaces over, inset sink/drain unit, fitted dishwasher, cooking range, and window to front aspect.



Garden Room *7.09m x 3.04m (23' 3" x 10')*

With doors to outside.

First Floor Landing

With window to front aspect and doors to...

Bedroom One *3.95m x 3.64m (13' x 11' 11")*

A generous double bedroom with window to rear aspect.

Bedroom Two *3.64m x 2.67m (11' 11" x 8' 9")*

Another double with window to front aspect.

Bedroom Three *3.61m x 2.05m (11' 10" x 6' 9")*

Currently used as a dressing room, with window to rear aspect.

Bedroom Four *3.17m x 2.48m (10' 5" x 8' 2")*

(L-Shape room - Max measurements provided) With window to front aspect and built-in storage.

Bathroom

Fitted with a WC, wash basin, shower cubicle and bath, with tiled splashbacks and window to rear aspect.

Outside

To the front of the property is a driveway providing off road parking and a lawn with planting beds. A side gate leads to the rear garden which has a patio area, lawn, well-stocked beds and a workshop/store.

THE PROPERTY & LOCATION

A spacious semi-detached family home within the popular village of Bredfield. The property has been heavily extended and offers flexible accommodation comprising a porch and hallway, cloak/utility room, open plan kitchen/diner and garden room, separate living room, four bedrooms and a bathroom. The windows are double-glazed throughout and there is a gas-fired central heating system.

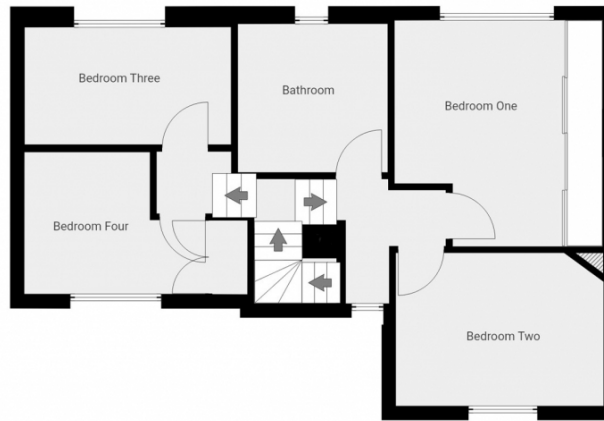
The village of Bredfield is situated just off the A12 two miles north of the popular market town of Woodbridge. Woodbridge train station provides a rail service to the county town of Ipswich which has direct rail links to London Liverpool Street station. Bredfield is surrounded by farmland and offers typical village amenities including village hall, community shop and several small local businesses.



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 Bedrooms
- Garden Room
- Double Glazed Windows
- Gas Central Heating
- Open Plan Kitchen/Diner
- Popular Village Location
- Off Road Parking

Council Tax Banding : C



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