



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

NAUNTON ROAD, WOODBRIDGE, IP12 4HP

TENURE : FREEHOLD

OFFERS OVER £425,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With a large built-in storage cupboard, stairs off to the first floor and doors to...

Kitchen/Diner *6.84m x 2.91m (22' 5" x 9' 7")*

Fitted with an extensive range of wall and base units with work surfaces over, inset stainless steel sink/drain unit, cooking range, dishwasher, tiled flooring, and dining space with window to front and skylights above. The kitchen is open to the...



Living Room *6.14m x 4.63m (20' 2" x 15' 2")*

A large living room with a wooden floor, bi-folding doors overlooking and giving access to the rear garden, further window to front aspect and an additional door to side aspect.

Study/Bedroom Five *2.98m x 3.50m (9' 9" x 11' 6")*

With window to rear aspect and built-in cupboard.

Shower Room

Fitted with a WC, wash basin and shower enclosure.

First Floor Landing

With doors to...

Bedroom One *4.60m x 3.70m (15' 1" x 12' 2")*

A generous principal bedroom with window to rear aspect.

Bedroom Two *4.23m x 2.99m (13' 11" x 9' 10")*

Another good double room with built-in wardrobe and window to front aspect.

Bedroom Three *2.86m x 2.58m (9' 5" x 8' 6")*

With window to front aspect.

Bedroom Four *2.45m x 2.14m (8' x 7')*

With window to rear aspect.

Bathroom

A large bathroom with WC, wash basin, free-standing bath and shower enclosure, window to rear aspect and tiled walls.

Outside

To the front of the property is a shingled driveway providing plenty of parking, and side access to the rear garden which is lawned with patio area and a wooden shed.



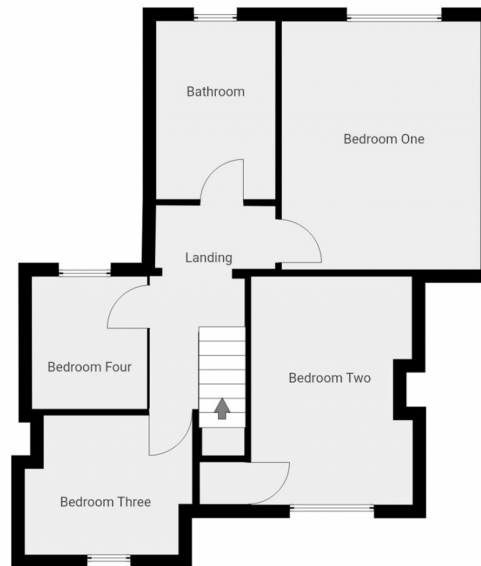
THE PROPERTY & LOCATION

A heavily extended semi-detached home in a popular residential location within Woodbridge. The property comprises a spacious hallway, open plan living space, a study/fifth bedroom and a shower room on the ground floor, with four bedrooms and a bathroom on the first. Other features include built-in storage, gas central heating and double glazed windows. There's also plenty of parking, and a good-sized rear garden.

Woodbridge is famous for its riverside setting; nestled on the banks of the Deben it is particularly popular with sailing enthusiasts. The town is well serviced by a mainline rail station with links to London and the A12 is on the outskirts with Ipswich and Aldeburgh within easy travelling distance.



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.



- Heavily Extended Accommodation
- Large Open-Plan Living Space
- Study/Bedroom Five
- Double Glazed Windows

- Four/Five Bedrooms
- Shower Room & Bathroom
- Off Road Parking
- Gas Central Heating

East Suffolk Council Tax Banding : B



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
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