



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

POST MILL GARDENS, GRUNDISBURGH, IP13 6UP

TENURE : FREEHOLD

GUIDE PRICE £300,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

With airing cupboard and doors to...

Living Room 5.12m x 3.67m (16' 10" x 12')

A generously proportioned room with window to front, double doors overlooking and giving access to the rear garden and a fireplace with an inset wood-burning stove.

Kitchen 3.00m x 2.52m (9' 10" x 8' 3")

(max measurements provided) fitted with wall and base units, work surfaces over, tiled splashbacks, gas hob, electric oven, stainless steel sink/drain unit, plumbing for washing machine, door to the rear garden.



Bedroom One 3.95m x 3.03m (13' x 9' 11")

A double bedroom with window to rear aspect.

Bedroom Two 2.88m x 2.66m (9' 5" x 8' 9")

Another double bedroom with window to front aspect.

Bathroom

Fitted with a WC, wash basin and shower-bath with glass screen, tiled splashbacks and window to front aspect,



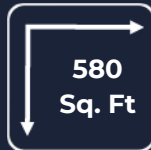
Outside

The property is approached via a shingled driveway providing off road parking for up to three cars, with mature hedging to the front boundary enclosing a beautiful front garden with wild flowers, shrubs and well-stocked beds. There's side access to the rear garden where there is a shed, (converted to an art studio and pottery workshop!), and another wonderfully stocked garden, providing numerous seating areas from which to enjoy it. It's enough for a keen gardener whilst not being overwhelming!

THE PROPERTY & LOCATION

A well-presented semi-detached bungalow with beautiful gardens in the popular village of Grundisburgh, between Ipswich and Woodbridge. The property comprises two bedrooms, a living room, a kitchen and a bathroom, and offers gas central heating, double glazed windows and off-road 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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Grundisburgh, IP13

- Popular Village Location
- Two Bedrooms
- Beautiful Gardens
- Double Glazed Windows

- Semi Detached Bungalow
- Well Presented Throughout
- Gas Central Heating
- Off Road Parking

East Suffolk Council Tax Banding : C



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