



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WOOLNOUGH ROAD, WOODBRIDGE, IP12 1HJ

TENURE : FREEHOLD

GUIDE PRICE £800,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall With stairs to first floor and doors to...

The Snug *4.55m x 3.37m (14' 11" x 11' 1")*
(Maximum measurements) Bay window to front aspect, two further side windows and feature fireplace.

Living Room *7.02m x 3.34m (23' x 10' 11")*
(Maximum measurements) A large living area with a central double-sided fireplace with inset stove, bay window to front aspect, three further windows to the side aspect and a door to...



Bedroom Five *2.44m x 2.32m (8' x 7' 7")*
With window to side aspect.

Kitchen/Diner *4.24m recess x 3.35m (13' 11" x 11')*
Fitted with an extensive range of wall and base cabinets with work surfaces over, cooking range, plumbing for a dishwasher and a washing machine, a one-and-a-half bowl drainer sink unit with mixer tap, gas-fired Rayburn stove, window to side aspect and a door to the rear porch.



Bedroom Two *3.61m x 3.14m (11' 10" x 10' 4")*
A double room with window to rear aspect and two built-in wardrobes.

Bedroom Three *3.61m x 3.13m (11' 10" x 10' 3")*
A double room with window to rear aspect and two built-in wardrobes.

Bathroom

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

Cloakroom

Fitted with a WC and wash basin.

First Floor

Bedroom One *4.09m x 4.42m (13' 5" x 14' 6")*
(with restricted head height in places) A large bedroom built in to the roof space, two skylight windows, and an open walkway to the walk-in wardrobe, (which has a door in to a loft room that could be converted to provide further accommodation), and a cloakroom and open to the... **Bath Area** *2.53m x 1.67m (8' 4" x 5' 6")*
With a free-standing bath, towel radiator and skylight window.

Cloakroom

Fitted with a WC and wash basin.

Outside

The property sits centrally within its plot with a wrap around garden, predominantly grassed with mature shrubs, trees and beds. There is parking for several cars, with a fence to the side and rear boundary.

THE PROPERTY & LOCATION

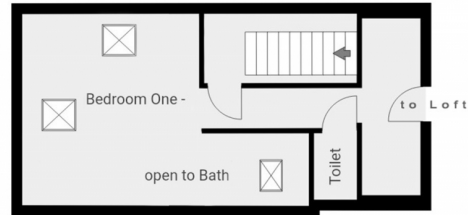
A spacious and superbly located detached family home on a good-sized plot, offering flexible accommodation comprising; an entrance hall, two reception rooms, kitchen/diner, four bedrooms, cloakroom and a bathroom on the ground floor and a large principal bedroom on the first with a large freestanding bath, a cloakroom and walk-in wardrobe. There is also further potential to the first floor with a loft room.

Woodbridge is famous for it's 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



- Detached Chalet Bungalow
- Two Reception Rooms & Kitchen/Diner
- Good-Sized Garden
- Double Glazed Windows
- Five Bedrooms
- Off-Road Parking
- Gas Central Heating
- Superb Location

East Suffolk Council Tax Banding : D



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