



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

NAUNTON ROAD, WOODBRIDGE, IP12 4HP

TENURE : FREEHOLD

GUIDE PRICE £340,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU



# THE ACCOMMODATION



## Entrance Porch & Entrance Lobby

With storage space and door to...

## Living Room 7.31m x 3.48m (24' x 11' 5")

A spacious living room with fireplace, windows to front aspect and door to...

## Kitchen/Diner

An open plan living space with two distinct areas...



## Kitchen Area 4.29m x 3.32m (14' 1" x 10' 11")

(max measurements provided) fitted with a range of wall and base units with work surfaces over, inset sink/drain unit, electric oven, hob and cooker hood, window to rear aspect, door to stairwell and open to the...

## Dining Area 3.34m x 2.60m (10' 11" x 8' 6")

With glazed double doors to the rear garden and a door to the...



## Garage 5.51m x 2.58m (18' 1" x 8' 6")

With power and light connected, up-and-over door and door to the...

## Utility Room 2.55m x 1.40m (8' 4" x 4' 7")

With plumbing for washing machine and window to rear.

## Bathroom

Accessed from the stairwell, with WC, wash basin and panelled bath with shower mixer tap and window to rear aspect.

## First Floor Landing

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

## Bedroom One 3.55m x 3.37m (11' 8" x 11' 1")

A double bedroom with window to front aspect.

## Bedroom Two 2.87m x 2.54m (9' 5" x 8' 4")

With built-in wardrobe and window to rear aspect.

## Bedroom Three

With built-in wardrobe and window to rear aspect.

## Outside

The property has a paved driveway providing off road parking and access to the garage. There's a lawn and hedging to the boundary. To the side of the driveway is a good-sized area of lawn and a side gate that leads to the rear garden which has a patio and lawn with planting beds.



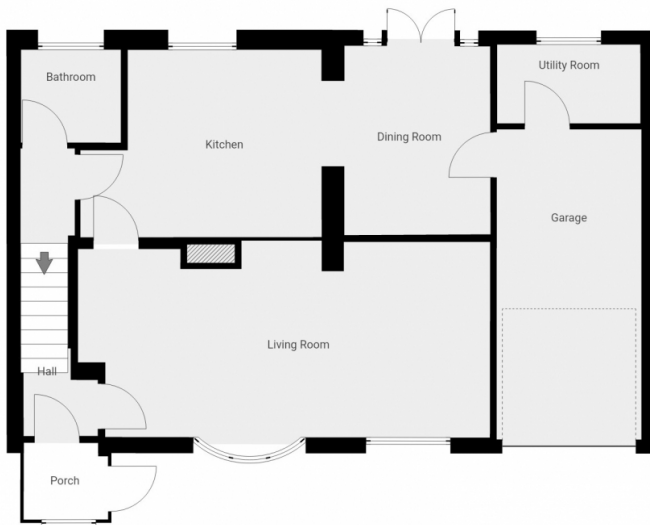
# THE PROPERTY & LOCATION

A well-maintained and extended semi-detached home in a popular location within Woodbridge. The accommodation comprises a porch and entrance lobby, living room, kitchen/diner, bathroom, utility room, integral garage, and three bedrooms. There's a wraparound garden, off road parking, gas central heating and double glazed windows.

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 and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.

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

Address: Naunton Road, Woodbridge, IP12 4HP

- Semi Detached Home
- Living Room
- Popular Location
- Gas Central Heating

- Three Bedrooms
- Kitchen/Diner
- Garage & Driveway
- Double Glazed Windows

East Suffolk Council Tax Banding : B



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