



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BORRETT PLACE, WOODBRIDGE, IP12 4TU

TENURE : FREEHOLD

GUIDE PRICE £325,000

- Popular Cul-De-Sac Location
- Three Bedrooms
- South-Facing Rear Garden
- Semi-Detached Home
- Kitchen/Diner
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

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

Cloakroom

Fitted with a WC and wash basin.

Living Room 4.19m x 4.49m (13' 9" x 14' 9")

(Max measurements provided) A good-sized Living Room with window to front aspect and double doors to the...



Kitchen/Diner 4.48m x 2.91m (14' 8" x 9' 7")

Fitted with a range of wall and base units with work surfaces over, inset sink/drain unit, electric oven, hob and cooker hood, wall-mounted gas-fired boiler (installed in 2023), plumbing for washing machine and double doors overlooking and giving access to the rear garden.

First Floor Landing

With airing cupboard, window to side aspect and doors to...

Bedroom One 2.90m x 2.47m (9' 6" x 8' 1")

With built-in wardrobe and window to rear aspect.

Bedroom Two 3.54m x 2.55m (11' 7" x 8' 4")

With built-in wardrobe and window to front aspect.

Bedroom Three 3.49m x 2.08m (11' 5" x 6' 10")

(Maximum measurements provided) With built-in cupboard and window to front aspect.

Bathroom

Fitted with a three-piece suite comprising WC, wash basin and panelled bath with shower over, tiled splashbacks and window to rear aspect.

Outside

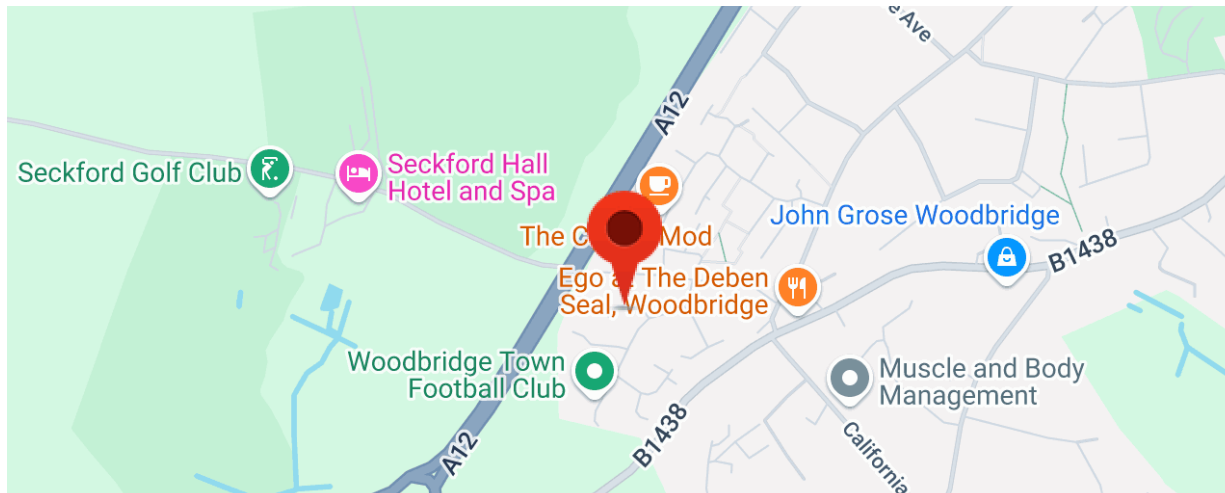
To the front of the property is an open garden area, with a driveway to the side providing off-road parking for two cars. There's a gate leading to the south-facing rear garden which is predominantly lawned with a shingled patio area, planting beds and a wooden storage shed.



THE PROPERTY & LOCATION

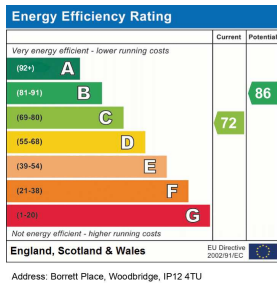
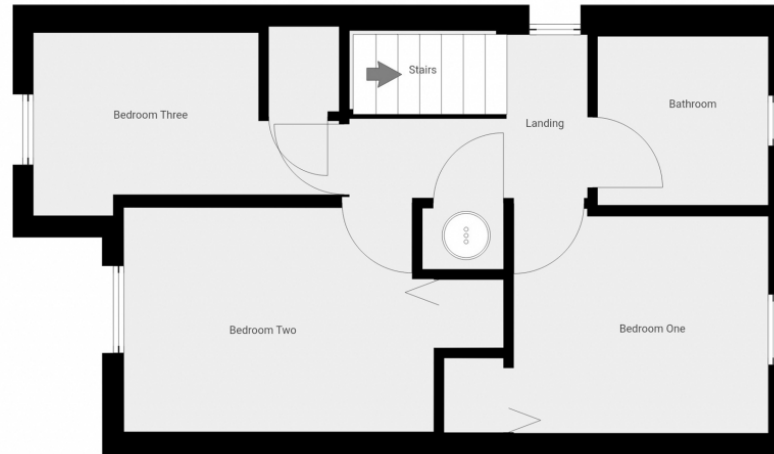
A modern semi-detached home situated within a cul-de-sac on the outskirts of Woodbridge. The accommodation comprises an entrance hall, cloakroom, living room, kitchen/diner, three bedrooms and bathroom. There's gas central heating, double-glazed windows and off-road parking.

Borrett Place is situated on the south-western outskirts of town close to the Woodbridge Football ground and provides easy access to local amenities, the river, the town or on to the A12. Woodbridge offers an excellent range of boutique and national shops, restaurants and leisure facilities. It's also 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



Council Tax Banding : B

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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