



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

OLD BARRACK ROAD, WOODBRIDGE, IP12 4ER

TENURE : FREEHOLD

GUIDE PRICE £475,000

- Extended Semi-Detached Home Three Bedrooms
- Two Reception Rooms
- Gas C/H & D/G Windows
- Garage & Driveway
- No Onward Chain



# THE ACCOMMODATION



## Entrance Porch and Hall

With stairs off to the first floor and storage under, doors to...

## Living Room *4.35m x 3.28m (14' 3" x 10' 9")*

(max measurements provided) A good-sized living room with bay window to front and a feature fireplace.

## Open Plan Kitchen/ Dining/ Family Room

## Dining Area/ Family Room *7.10m x 3.19m (23' 4" x 10' 6")*

(max measurements provided) with fireplace, glazed sliding patio doors to the rear garden, and open to the...

## Kitchen *2.72m x 1.92m (8' 11" x 6' 4")*

Fitted with wall and base units, work surfaces, electric cooker point, inset sink/drain unit, window to side aspect and door to a rear lobby which has doors to the shower room and the...

## Utility Room *2.90m x 1.46m (9' 6" x 4' 9")*

With work surface, plumbing for washing machine, and door to the rear garden.

## Shower Room

Fitted with a shower enclosure, WC and wash basin.

## First Floor Landing

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

## Bedroom One *4.25m x 3.30m (13' 11" x 10' 10")*

A generous double room with bay window to front aspect and built-in wardrobe.

## Bedroom Two *3.75m x 3.21m (12' 4" x 10' 6")*

(max measurements of irregular shaped room) With window to rear aspect.

## Bedroom Three *2.59m x 1.86m (8' 6" x 6' 1")*

With window to front aspect.

## Bathroom

Fitted with a WC, wash basin and panelled bath, with shower mixer tap, tiled splashbacks and window to rear aspect.

## Outside

To the front of the property is a driveway providing off-road parking for several vehicles, lawn and access to the garage, which has an up-and-over door, power and light connected, and a door to the rear. The rear garden has a patio, lawn, planting beds, summerhouse, shed and a brick-built workshop with power and light connected.



## THE PROPERTY & LOCATION

A well-maintained and extended semi-detached home in a popular location on the southern side of Woodbridge, within easy reach of local shops, Kyson school and the A12. The property has been extended to provide additional reception room space, a downstairs shower room and utility. The generous rear garden has a brick-built workshop, there's a gas central heating system, garage and no onward chain.

The historic, picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk, Market Town has to offer. Old Barrack Road is ideally situated for local amenities and services including shops and schools and a good eating pub nearby. It's also great for access into the Town Centre or out of the town on the A12 to Ipswich and beyond.



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 : C

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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### Disclaimer

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