



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HILLY FIELDS, WOODBRIDGE, IP12 4DX

TENURE : FREEHOLD

GUIDE PRICE £450,000

- Detached Home
- Three Bedrooms
- Garden Office
- Desirable Location
- Two Reception Rooms
- Garage & Driveway

THE ACCOMMODATION



Entrance Hall

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

Living Room 4.67m x 4.11m (15' 4" x 13' 6")

A spacious living room with window to front aspect, gas fire and open to the...

Dining Room 3.24m x 2.93m (10' 8" x 9' 7")

With sliding patio doors overlooking and giving access to the garden, and a door to the...



Kitchen 3.36m x 2.93m (11' x 9' 7")

Fitted with a range of wall and base units, work surfaces over, tiled splashbacks, inset sink/drain unit, gas and electric cooker point, window to rear aspect, larder cupboard, door to outside and a door back to the hallway.

First Floor Landing

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



Bedroom One 3.87m x 3.42m (12' 8" x 11' 3")

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

Bedroom Two 4.35m x 2.92m (14' 3" x 9' 7")

Another double with window to rear aspect and built-in wardrobe.

Bedroom Three 2.43m x 2.75m (8' x 9')

(Max measurements given of "L"-shaped room) With built-in storage and

Bathroom

Fitted with a three-piece-suite comprising 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 lawned area with planting beds, a driveway providing off road parking and access to the garage, and a gate leading to the rear garden, which is mainly lawned with planting beds, and mature shrubs, a shed and a...

Study/ Studio 4.28m x 2.27m (14' 1" x 7' 5")

With window to rear and a wash basin.

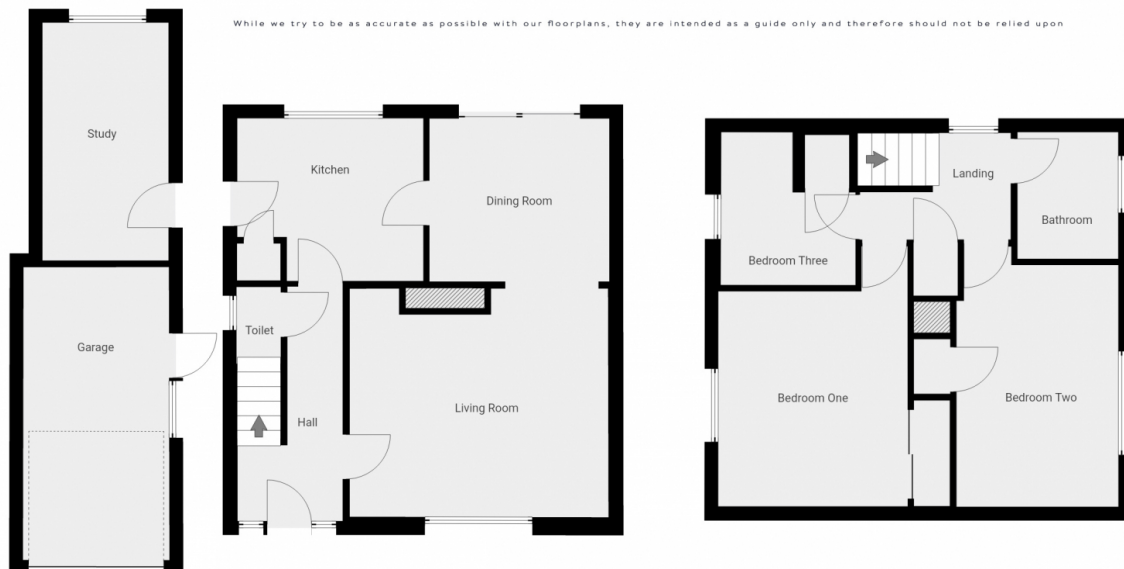
THE PROPERTY & LOCATION

A superbly located detached family home within a no-through road and offering a fantastic opportunity for updating. The property is available with no onward chain and comprises an entrance hall, cloakroom, living room, dining room, kitchen, three bedrooms, bathroom and a garage. There's also a garage with an extension behind; perfect for a home office or studio.

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



Council Tax Banding : D

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

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given