



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

OLD BARRACK ROAD, WOODBRIDGE, IP12 4ET

TENURE : FREEHOLD

OFFERS OVER £550,000

- Extended Semi-Detached
- Superbly Presented
- Open Plan Kitchen/Family Room
- Solar Panels
- Gas Central Heating
- Double-Glazed Throughout

# THE ACCOMMODATION



## Entrance Hall

A welcoming hallway with tiled floor and doors to...

**Cloakroom** Fitted with a WC and wash basin.

**Study** 3.38m x 3.03m (11' 1" x 9' 11")

With exposed wooden floor and windows to front aspect.

**Kitchen** 5.25m x 4.16m (17' 3" x 13' 8")

(Max measurements provided) Fitted with base cabinets and work surfaces, with inset sink/drain unit, electric and gas cooker point with cooker hood above, integrated fridge/freezer, two windows to side aspect, underfloor heating (from the boiler), door to the living room and open to the...

**Family room** 4.91m x 3.81m (16' 1" x 12' 6")

With underfloor heating (from the boiler), and bi-fold doors overlooking and giving access to the garden.

**Living Room** 5.65m x 3.29m (18' 6" x 10' 10")

With multi-fuel stove, and sliding patio-doors to the garden.

## First Floor Landing

With window to front aspect, a cupboard housing the plumbing for the washing machine, further built-in storage and doors to...

**Bedroom One** 4.44m x 4.28m (14' 7" x 14' 1")

A large bedroom with a vaulted ceiling and Juliet balcony overlooking the rear garden. Sliding-door wardrobes and door to the...

## En-Suite Shower Room

Fitted with a WC, wash basin and shower enclosure, with towel radiator and electric underfloor heating.

**Bedroom Two** 4.42m x 3.65m (14' 6" x 12' )

(Max measurements provided) Another good double room with window to rear aspect.

**Bedroom Three** 3.38m x 3.05m (11' 1" x 10' )

A third double with window to front aspect.

## Bathroom

Fitted with a WC, wash basin and P-shaped shower bath, with towel radiator and electric underfloor heating.

## Outside

To the front of the property is a shingled driveway providing off-road parking, with electric car-charging port. A side gate leads to the rear garden, which has a decking area, several patio/seating areas, well-stocked planting beds, a good-sized lawn and outbuildings consisting of a large three-room studio/workshop, with power, light and underfloor heating connected, a summerhouse and shed. all enclosed by fencing to the boundaries.

## Agents Note

There is a 3KW solar panel system on the property that has a feed-in tariff with another 10 years remaining that will be transferred to the new owner in the conveyance process.

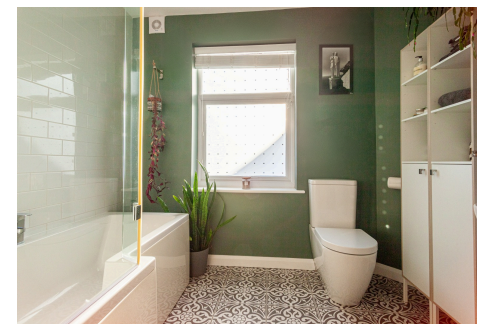
## THE PROPERTY & LOCATION

A superbly presented and heavily extended semi-detached home in a popular residential location in Woodbridge. The property comprises an entrance hall, cloakroom, study, open-plan kitchen/family room, living room, three double bedrooms with an en-suite to bedroom one, family bathroom, generous garden with studio/workshop, summerhouse, and plenty of parking to the front.

Woodbridge is famous for its 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 : 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

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