



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

UPPER MOORFIELD ROAD, IP12 4JW

TENURE : FREEHOLD

GUIDE PRICE £750,000

- Detached Family Home
- Kitchen/Diner
- Superb Garden
- Four Bedrooms
- Open Plan Lounge/Family Room
- Garage & Driveway

THE ACCOMMODATION



Entrance Hall

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

Cloakroom Fitted with a WC and wash basin.

Study 3.65m x 3.04m (12' x 10')

With window to front aspect.

Kitchen/Diner 6.78m x 3.01m (22' 3" x 9' 11")

The kitchen is fitted with an extensive range of wall and base cabinets, work surfaces over and matching upstands, integrated appliances comprising electric double oven, hob and cooker hood and dishwasher. There's a good-sized dining area, a door to the garden, and a door to the...

Family Room 4.79m x 4.18m (15' 9" x 13' 7")

With sliding door overlooking and giving access to the garden and open to the...

Living Room 6.04m x 3.03m (19' 10" x 9' 11")

With window to side aspect, glazed double-doors to the front aspect, feature fireplace, and door back to the hallway.

First Floor Landing

With window to front aspect and doors to...

Dressing Area 2.40m x 3.00m (7' 10" x 9' 10")

With an extensive range of fitted wardrobes and open to...

Bedroom One 4.24m x 3.64m (13' 11" x 11' 11")

A spacious double bedroom with window to rear aspect.

Bedroom Two 4.24m x 4.19m (13' 11" x 13' 9")

(maximum measurements provided) With windows to rear and side aspect, fitted storage, with cupboard housing the boiler.

Bedroom Three 3.65m x 3.04m (12' x 10')

Another double with window to front aspect.

Bedroom Four 3.53m x 3.05m (11' 7" x 10')

With window to front aspect.

Bathroom

Fitted with a four-piece-suite comprising WC, wash basin, bath and shower enclosure, with window to side aspect.

Outside

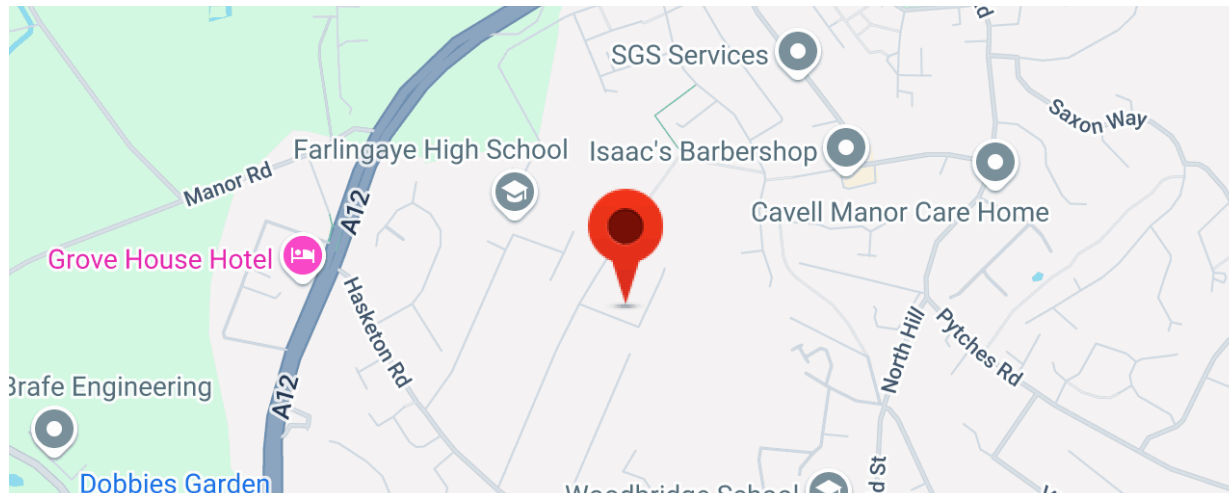
The property has a driveway providing off-road parking for several cars, and access to the garage which has power and light connected. There's a lawned area and hedging to the boundary. Side pedestrian access leads to the rear garden, which has a patio area and a large lawn, with planting beds and fencing to the boundary.



THE PROPERTY & LOCATION

A superbly presented detached home within a prime location in Woodbridge. The property comprises an entrance hall, cloakroom, study, a large living/family room, kitchen/diner, four double bedrooms, and a family bathroom. There's further scope for extending to the side and/or rear (STP) with a very generous garden, plenty of parking and a garage.

Upper Moorfield Road is situated off Catherine Road and is a superb location to access the schools in close proximity; Woodbridge School, Farlingaye and St. Marys Primary. The historic market town of Woodbridge lies on the River Deben with excellent local facilities including bars, cafes, pubs and restaurants, as well as the Riverside Cinema, Deben Leisure Centre, Woodbridge Marina and a diverse range of attractive shops and boutiques. Woodbridge Station on the Ipswich to Lowestoft East Suffolk Line provides excellent rail links, with convenient access by road to the A12 for routes to Chelmsford, Colchester, Ipswich and Lowestoft.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : F

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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