



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

FYNN ROAD, WOODBRIDGE, IP12 4LS

TENURE : FREEHOLD

GUIDE PRICE £650,000

- Modern Detached Family Home
- Four Double Bedrooms
- Living & Dining Room
- Gas C/H & D/G Windows
- En-Suite & Family Bathroom
- Double Garage

THE ACCOMMODATION



Entrance Hall

A welcoming hallway with stairs off to the first floor, and doors to...

Cloakroom

Fitted with a WC and wash basin.

Living Room 6.37m x 3.76m (20' 11" x 12' 4")

A generously proportioned living room with triple aspect windows and glazed double doors overlooking and giving access to the rear garden, fireplace with inset log-burner, double doors giving access to the...



Dining Room / Snug 3.32m x 3.47m (10' 11" x 11' 5")

With window to rear aspect and door leading to the...

Kitchen/Breakfast Room 4.46m x 3.01m (14' 8" x 9' 11")

Fitted with a range of contemporary wall and base cabinets with work surfaces, inset sink/drain unit, integrated dishwasher, built-in electric double oven, electric hob and cooker hood, window to the rear garden and a door to the...



Utility Room 2.80m x 1.76m (9' 2" x 5' 9")

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

First Floor Landing

With airing cupboard and doors to...

Bedroom One & En-Suite 3.78m x 3.49m (12' 5" x 11' 5")

(Bedroom measurement only) A generous double bedroom with built-in wardrobe, window to front aspect and an En-Suite Shower Room; fitted with a shower enclosure, wash basin and WC.

Bedroom Two 3.78m x 3.49m (12' 5" x 11' 5")

Another large double with built-in wardrobe.

Bedroom Three 3.91m x 2.78m (12' 10" x 9' 1")

With built-in wardrobe and window to rear aspect.

Bedroom Four 2.79m x 2.76m (9' 2" x 9' 1")

With built-in wardrobe and window to rear aspect.

Bathroom

Fitted with a WC, wash basin and WC.

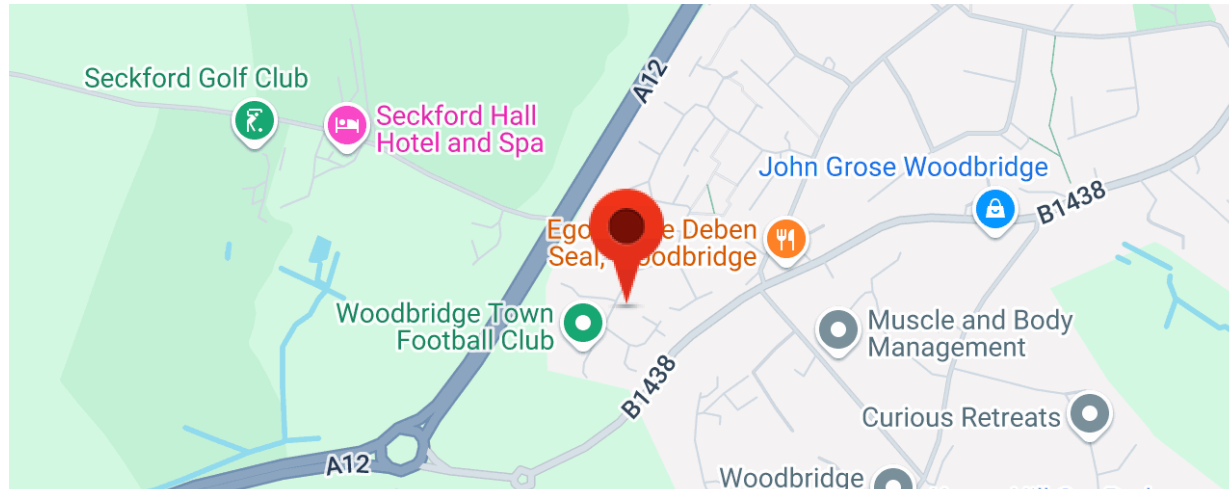
Outside

To the front of the property is a driveway providing off road parking for several vehicles and access to the double garage, which has an electric double roller door, power and light connected and boiler servicing hot water and heating system. The rear garden has a patio area, lawn, well-stocked beds and a pond, all enclosed by fencing.

THE PROPERTY & LOCATION

A superbly presented detached modern home situated in a popular location within Woodbridge. The generous accommodation comprises a welcoming hallway, cloakroom, large living room, dining room, kitchen/breakfast room, utility room, four double bedrooms, en-suite shower room, family bathroom and double garage. There's gas central heating, double glazed windows and a good-sized garden.

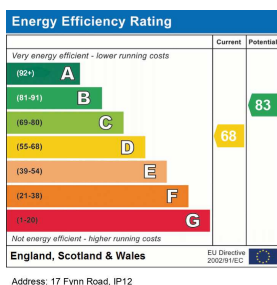
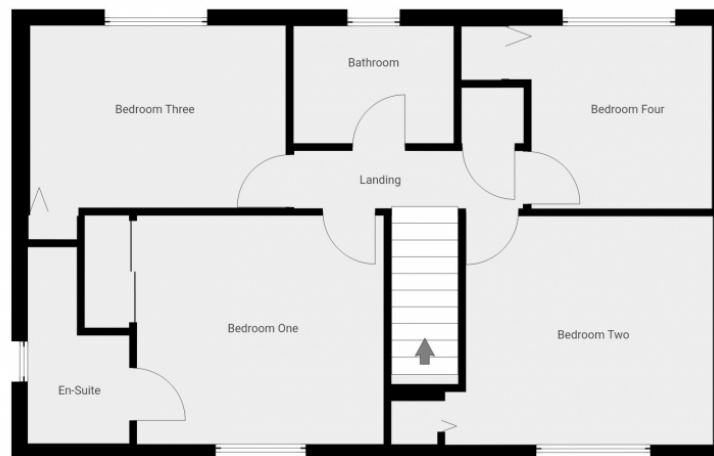
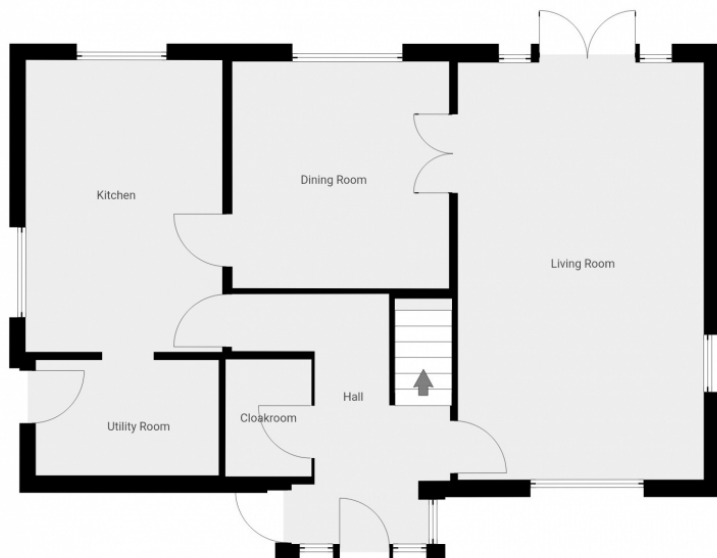
The historic, picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk, Market Town has to offer. The town has a fantastic range of boutique and national chain shops, cafes and restaurants, and excellent schools in both the private and public sectors.



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 : E

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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CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
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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