



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

NAVERNE MEADOWS, WOODBRIDGE, IP12 1HU

TENURE : FREEHOLD

GUIDE PRICE £375,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Kitchen Area 11' 1" x 10' 10" (3.38m x 3.30m)

Entrance door leads in to the Kitchen area which has been updated with a range of contemporary wall and base units, work surfaces and splashbacks. There's an inset sink/drainage unit, electric oven, hob and cooker hood, plumbing for washing machine, window to front aspect and open to the...



Dining Area 11' 9" x 7' 8" (3.58m x 2.34m)

A fresh and light dining space with window to front aspect.

Living Room 19' 3" x 11' 10" (5.87m x 3.61m)

A generously proportioned living room with windows overlooking and glazed door giving access to the rear garden. With stairs off to the first floor.

First Floor Landing

With airing cupboard housing new boiler and doors to...



Bedroom One 12' 8" x 10' 9" (3.86m x 3.28m)

A good double room with window to front aspect.

Bedroom Two 9' 2" x 7' 9" (2.79m x 2.36m)

With window to rear aspect

Bedroom Three 8' 5" x 7' 11" (2.57m x 2.41m)

With window to front aspect

Shower Room

Fitted with a new suite comprising large shower enclosure, wc and wash basin with window to rear aspect.

Outside

To the front of the property is a landscaped area with a range of shrubs and flowers, a driveway providing off road parking and a pathway to the front door and leading around the side of the property to the rear garden. The rear garden is tiered and patio, planting beds and summer house.

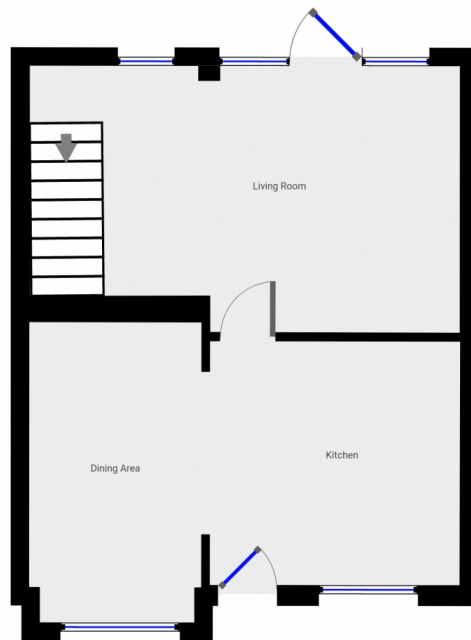
THE PROPERTY & LOCATION

A superbly presented three bedroom end terraced home close to the town centre with off road parking. The property has been refurbished throughout within the last few years including kitchen, bathroom and central heating system.

Located in Central Woodbridge, in a much sought after cul-de-sac, this beautifully presented home is superbly located to enjoy all the recreational facilities the town has to offer including the River Deben, the Thoroughfare with its array of shops, cafes and restaurants, and is within walking distance of the railway station with excellent links to London, Liverpool Street.



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		85
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Naverne Meadows, Woodbridge, IP12 1HU

- Central Woodbridge
- Three Bedrooms
- Off Road Parking

Council Tax Banding : C

- Superb Finish Throughout
- Open Plan Kitchen/Dining Area
- Gas Central Heating



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