



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**THOMAS WALLS CLOSE, GRUNDISBURGH, IP13  
6XB**

**TENURE : FREEHOLD**

**OFFERS OVER £425,000**

- Detached Home
- Four Bedrooms
- Garage & Driveway
- Popular Village Location
- Two Reception Rooms
- No Onward Chain

# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor and storage under, and doors to...

## Cloakroom

Fitted with a WC and wash basin.

## Living Room 6.14m x 3.49m (20' 2" x 11' 5")

(Max measurements including bay) A generously proportioned living room with bay window to front, a fireplace and a doorway in to the...



## Dining Room 3.64m x 2.87m (11' 11" x 9' 5")

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

## Kitchen 3.59m x 2.37m (11' 9" x 7' 9")

Fitted with a range of wall and base cabinets with work surfaces over, electric oven, hob and cooker hood, inset sink/drain, plumbing for washing machine, door to the garden and a window to rear aspect.

## First Floor Landing

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



## Bedroom One & En-Suite 3.87m x 3.09m (12' 8" x 10' 2")

(Bedroom measurement only) A good-sized double bedroom and an En-Suite Shower and wash basin.

## Bedroom Two 2.87m x 2.86m (9' 5" x 9' 5")

With window to rear aspect.

## Bedroom Three/Study 2.95m x 2.29m (9' 8" x 7' 6")

Currently fitted with cabinets, draws and desktop, with dual aspect windows.

## Bedroom Four 3.86m x 2.43m (12' 8" x 8')

With window to rear aspect.

## Bathroom

Fitted with a three-piece suite comprising WC, wash basin and panelled bath.

## Outside

To the front of the property is a lawned area with planting beds, established trees and shrubs and a driveway providing off road parking and access to the large garage, which has an up-and-over door. To the side is a gated entrance to the rear garden which has a patio area, lawn and well-established shrubs.

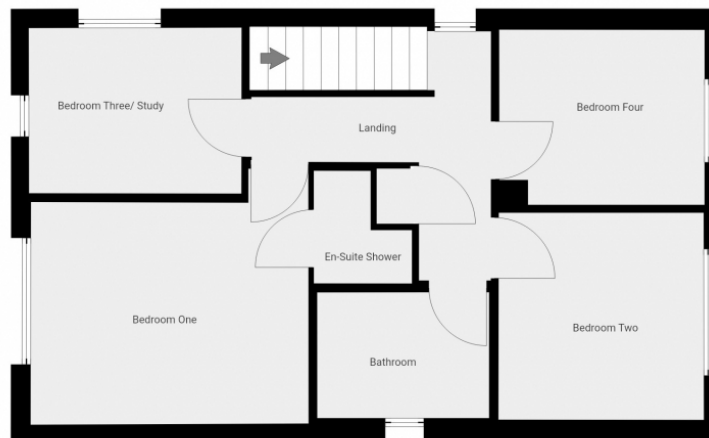
## THE PROPERTY & LOCATION

A well-proportioned detached home in need of some updating at the end of a cul-de-sac within the popular village of Grundisburgh. The property comprises an entrance hall, cloakroom, living room, dining room, kitchen, four bedrooms, with an en-suite shower and a family bathroom. There's a private rear garden, driveway, garage, and no onward chain.

Grundisburgh has retained that feeling of a real Suffolk village with a traditional sense of community and is well served by shops, a local primary school (feeding in to the "outstanding" Farlingaye High School in Woodbridge), doctors surgery, village hall, park with tennis courts, football pitch and children's play area and an excellent pub.



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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