



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

THROUGH DUNCANS, WOODBRIDGE. IP12 4EA

TENURE : FREEHOLD

OFFERS OVER £500,000

- Desirable Location
- Two Large Bedrooms
- Garage & Driveway
- Detached House
- Lounge/Diner
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

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

Cloakroom

Fitted with a WC and wash basin, and window to rear aspect.

Lounge/Diner 6.75m x 4.95m (22' 2" x 16' 3")

(Maximum measurements provided. Narrows to 3.23m)
With triple-aspect windows, fireplace, patio doors giving access to the rear garden.

Kitchen 3.35m x 2.71m (11' x 8' 11")

Fitted with wall and base cabinets, work surfaces, sink/drain unit, window to rear aspect, door to the side store area.

Integral Garage 4.74m x 2.77m (15' 7" x 9' 1")

Accessed from the hallway, there's an up-and-over door from the driveway.



First Floor Landing

With window to front aspect, built-in storage and doors to...

Bedroom One 3.98m x 3.66m (13' 1" x 12')

A good-sized double room with built-in storage and window to side aspect.

Bedroom Two 3.97m x 2.71m (13' x 8' 11")

Another good double with built-in storage, airing cupboard and window to side aspect.

Bathroom

Fitted with a three-piece-suite comprising WC, wash basin and bath, with window to rear aspect.

Outside

To the front of the property is a driveway with mature trees to the boundary. Side pedestrian access leads to the rear garden which is mainly lawned with mature trees and shrubs, planting beds, a shed, and fencing to the boundary.

Agents Note

Internally, there are many cracks to the plasterwork. This has been investigated by a surveyor and found to be decorative rather than structural.

THE PROPERTY & LOCATION

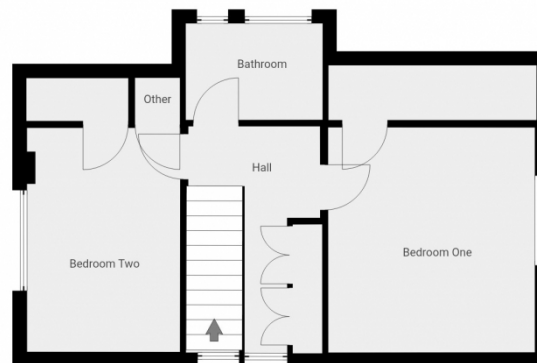
A superbly situated detached home in Woodbridge, offering well-proportioned accommodation comprising an entrance hall, cloakroom, lounge/diner, kitchen, two double bedrooms and a bathroom. There's plenty of parking, a garage, a pleasant garden and no onward chain.

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 : 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

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