



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BREDFIELD ROAD, WOODBRIDGE, IP12 1JB

TENURE : FREEHOLD

GUIDE PRICE £450,000

- Modern Townhouse
- Four Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- En-Suite & Family Bathroom
- 2 Allocated Parking Spaces

THE ACCOMMODATION



Entrance Porch & Hallway

A good-sized porch providing a useful shoe storage space and a door into the hallway, with stairs off to the first floor, and doors to the...

Cloakroom

Fitted with a WC and wash basin.

Living Room 6.87m x 3.15m (22' 6" x 10' 4")

A generously proportioned lounge/diner with a window to front aspect, and glazed double doors overlooking and giving access to the rear garden.



Kitchen/Breakfast Room 4.70m x 4.25m (15' 5" x 13' 11")

(max measurements of irregular-shaped room) Fitted with a range of wall and base cabinets with work surfaces over, inset sink/drain unit, integrated washing machine and plumbing for dishwasher, cooking range with stainless steel splashback and cooker hood.

First Floor Landing

With airing cupboard, stairs off to the second floor and doors to...

Bedroom One & En-Suite 3.76m x 3.15m (12' 4" x 10' 4")

(Bedroom measurement only) A good-sized double bedroom with two double wardrobes, window to front aspect and an En-Suite Shower Room, which has a shower enclosure, WC and wash basin.



Bedroom Two 4.25m x 4.20m (13' 11" x 13' 9")

(Maximum measurements of irregular shaped room)

Another good double room with two windows to front aspect, and built-in cupboard.

Bathroom

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

Second Floor Landing

With skylight window, built-in cupboard and doors to...

Bedroom Three 4.05m x 3.16m (13' 3" x 10' 4")

Another good-sized double bedroom with a window to front aspect.

Bedroom Four 3.55m x 4.25m (11' 8" x 13' 11")

(Maximum measurements of irregular shaped room) With window to front aspect.

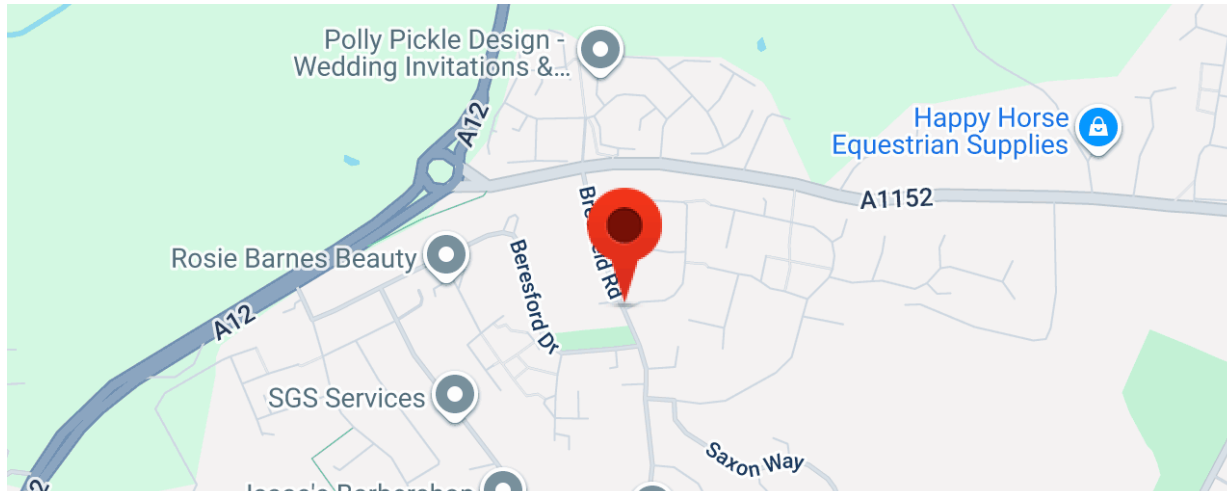
Outside

To the front of the property is a shingled garden. To the rear is a garden with patio, artificial lawn and raised beds. There is a gate leading to the communal parking area where there are two allocated spaces.

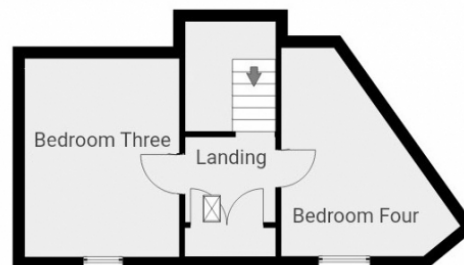
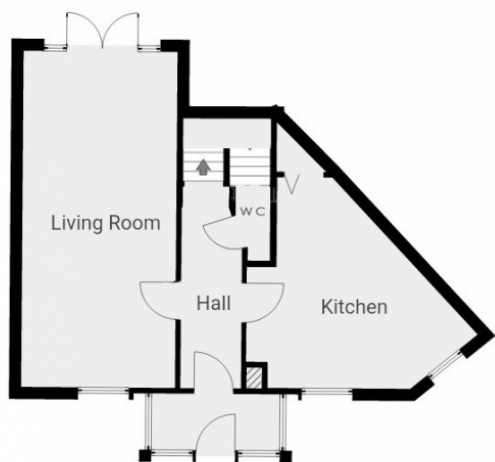
THE PROPERTY & LOCATION

A well-maintained and spacious, modern townhouse within Woodbridge, providing easy access to schools, local amenities and the town centre. The accommodation comprises an entrance porch and hall, lounge/diner, kitchen/breakfast room, cloakroom, four bedrooms with an en-suite and family bathroom. There's a low-maintenance rear garden, gas central heating and double-glazed windows.

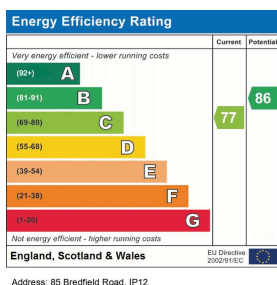
The historic, picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk, Market Town has to offer. Bredfield Road is ideally situated for local amenities and services including shops and schools and a good eating pub nearby. It's also great for access into the Town Centre or out of the town on the A12 to Ipswich and beyond.



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