



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**44 TENNYSON CLOSE, IP12**

**TENURE : FREEHOLD**

**OFFERS OVER £450,000**

- Detached Family Home
- Popular Location
- Garage & Driveway
- Four Bedrooms
- Good-Sized Gardens
- Gas C/H & D/G Windows



# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor, understairs storage cupboard, door to the garage and to the...

## Cloakroom

Fitted with a WC and wash basin and window to side aspect.

## Living Room 5.21m x 3.33m (17' 1" x 10' 11")

A good-sized living room with a window to front aspect, feature fireplace, and sliding pocket doors to the...



## Dining Room 3.32m x 2.55m (10' 11" x 8' 4")

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

## Kitchen 4.46m x 2.56m (14' 8" x 8' 5")

Fitted with a range of wall and base cabinets with work surfaces over, built-in electric double oven, gas hob, plumbing for washing machine and dishwasher, window to rear and side aspect and a door back to the hallway.



## First Floor Landing

With airing cupboard, and doors to...

## Bedroom One 4.19m x 3.32m (13' 9" x 10' 11")

A generous principal bedroom with window to front aspect and built-in double wardrobe.

## Bedroom Two 4.51m x 2.59m (14' 10" x 8' 6")

Another good double room with window to rear aspect and built-in wardrobe.

## Bedroom Three 3.31m x 2.93m (10' 10" x 9' 7")

With window to rear aspect and built-in double wardrobe.

## Bedroom Four 3.78m x 2.12m (12' 5" x 6' 11")

With window to front aspect, built-in double wardrobe and cupboard.

## Family Bathroom

Fitted with a three-piece suite comprising WC, wash basin and panelled bath with shower over, tiled splashbacks, window to side aspect and loft access.

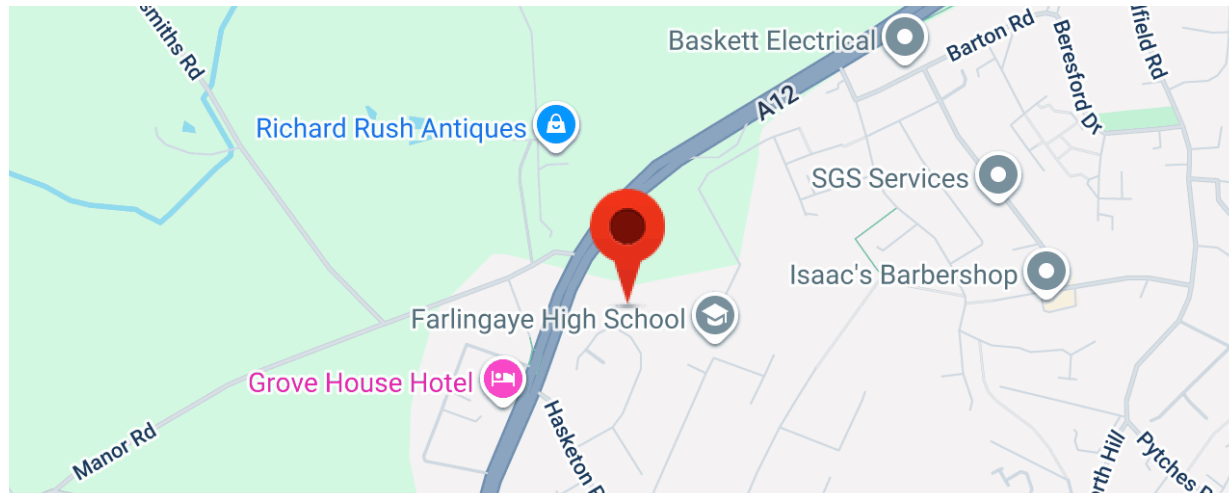
## Outside

To the front of the property is a large garden with lawn, mature trees and a driveway providing off-road parking and access to the garage. Side pedestrian access leads to the rear garden, which is predominantly lawned with well-stocked beds, patio area and shed.

## THE PROPERTY & LOCATION

Located within a popular cul-de-sac, this well-maintained detached family home comprises an entrance hall, living room, dining room, kitchen, cloakroom, four bedrooms, a family bathroom and integral garage. The existing accommodation is a good size and there's scope for extension, (STPP), with a generous rear garden. There's a gas central heating system, double-glazed windows and plenty of parking.

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 and be as accurate as we can with our floorplans, they are for guidance only and 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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### 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