



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BURKITT ROAD, WOODBRIDGE, IP12 4JJ

TENURE : FREEHOLD

GUIDE PRICE £550,000

- Superbly Located Home
- Living Room & Conservatory
- Garage & Driveway
- Three Bedrooms
- Kitchen/Diner
- No Onward Chain

THE ACCOMMODATION



Entrance Porch

With door in to...

Living Room 5.07m x 3.36m (16' 8" x 11')

(max measurements) With a feature fireplace, window to front aspect, stairs off to the first floor and door to...

Kitchen/Diner 5.10m x 3.79m (16' 9" x 12' 5")

A fantastic open-plan space with a door to the rear garden, wood-burning stove, and a range of wall and base cabinets, work surfaces, electric cooker, inset sink/drain unit, window to side aspect and a door to the...



Conservatory 2.67m x 2.95m (8' 9" x 9' 8")

(Max measurements) With a door to the rear garden.

First Floor Landing

With airing cupboard, and doors to...

Bedroom One & En-Suite 5.57m x 2.71m (18' 3" x 8' 11")

A good-sized double bedroom with dual aspect windows and an En-Suite Shower Room with shower enclosure, WC and wash basin.

Bedroom Two 3.74m x 3.30m (12' 3" x 10' 10")

Another good double room with a pleasant outlook to the rear, and built-in storage.

Bedroom Three 3.67m x 2.46m (12' x 8' 1")

A spacious third bedroom with windows to front aspect, and built-in storage.

Bathroom

Fitted with a WC, wash basin, and panelled bath with a shower over, windows to side and rear aspect.

Outside

To the front of the property is a garden with planting beds and a driveway providing off-road parking and access to the garage (5.82m x 2.70m), which has double doors, power and light connected and a door to the Utility Area and Studio area (3.05m x 2.52m) which has plumbing for washing machine, a door to the side and further glazed double doors to the rear garden. The rear garden is mainly lawned with well-stocked beds and mature trees.



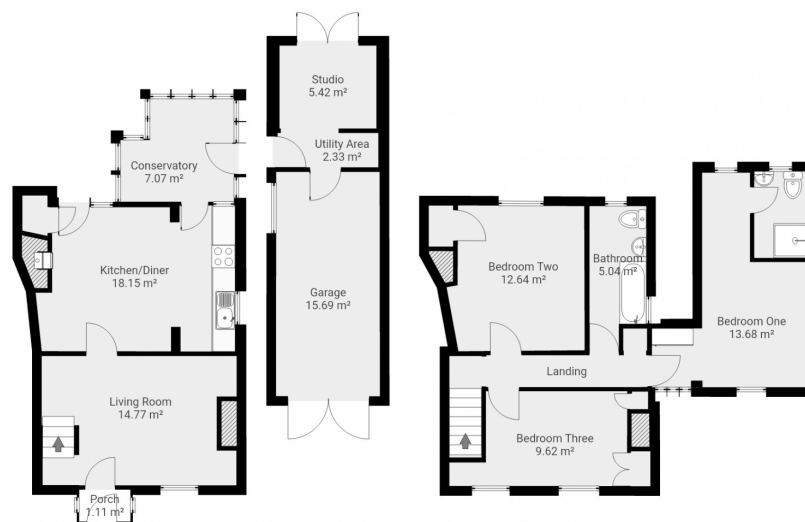
THE PROPERTY & LOCATION

A superbly located Grade II listed home within Woodbridge offering generous accommodation comprising a porch, living room, kitchen/diner, conservatory, three bedrooms, en-suite shower room and family bathroom. There's also parking, a garage, studio/utility area and a pleasant rear garden. The property is available with 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. Burkitt Road is ideally situated for local amenities and services including shops and schools; in both state and private sector. 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 : C

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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