



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ST. JOHNS HILL, WOODBRIDGE, IP12 1HT

TENURE : FREEHOLD

GUIDE PRICE £485,000

- Character Semi-Detached Home Central Woodbridge
- Three Bedrooms
- Extended Kitchen
- Cellar
- Utility/Cloakroom

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor and doors to...

Dining Room 4.83m x 3.30m (15' 10" x 10' 10")

(Max measurements) with feature fireplace, windows to side and rear aspect, door to the kitchen and open to the...

Living Room 3.65m x 3.33m (12' x 10' 11")

With a bay window to front aspect.



Kitchen 4.42m x 2.30m (14' 6" x 7' 7")

Charming kitchen with hand-made cabinets, work surface, cooking range and cooker hood, inset sink/drainage unit, two windows to side aspect and a door to the...

Rear Lobby

With a door leading to the rear garden and to the...

Utility/Cloakroom 1.59m x 1.11m (5' 3" x 3' 8")

With plumbing for the washing machine, WC, and wash basin.

First Floor Landing

With space for a desk, window to front aspect and doors to...



Bedroom One 3.75m x 3.35m (12' 4" x 11')

A good-sized double room with two windows to front aspect, providing a pleasant outlook towards the Deben.

Bedroom Two 3.35m x 2.92m (11' x 9' 7")

Another good double with fitted storage and window to rear aspect.

Bedroom Three 2.84m x 2.17m (9' 4" x 7' 1")

(Measurement excludes the initial entrance and storage area) with window to side aspect.

Bathroom

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

Outside

The front garden has brick wall and railings to the boundary, and planting beds. The rear garden has a patio area, steps leading up to a lawn with well-stocked beds, a garden room with power and light connected and brick wall to boundary.

Cellar

The property has a small cellar from the kitchen providing excellent additional storage.

THE PROPERTY & LOCATION

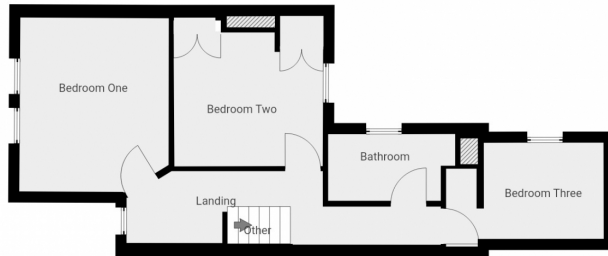
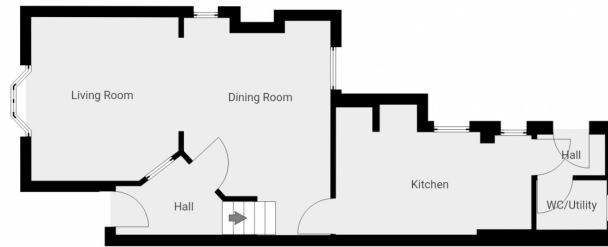
A characterful, victorian semi-detached home offering extended accommodation comprising an entrance hall, lounge/dining area, kitchen, rear lobby, utility/cloakroom, three bedrooms and a bathroom. There's also a cellar, gas central heating, and a walled garden with garden cabin.

Woodbridge is known for its picturesque setting and community atmosphere. The town offers a range of amenities, including shops, cafes, and recreational facilities, making it a convenient location for residents. The proximity to transport links ensures easy access to surrounding areas and beyond, making it a suitable choice for commuters or those who enjoy exploring the region.

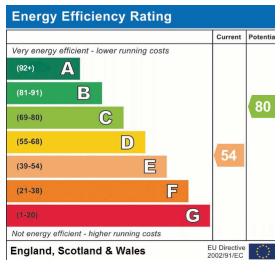


TO ARRANGE A VIEWING OF THIS PROPERTY OR

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.



Address: St. Johns Hill, Woodbridge, IP12 1HT

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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