



CHRISTCHURCH DRIVE, WOODBRIDGE, IP12 4TJ

TENURE: FREEHOLD

GUIDE PRICE £285,000

- Three Bedrooms
- Lounge/Diner
- Double-Glazed Windows
- Cul-De-Sac Position
- Electric Heating
- No Onward Chain

## THE ACCOMMODATION







### Entrance Porch

With meter cupboard, door to the entrance hall and to the...

#### Cloakroom

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

### Hallway

With stairs off to the first floor and doors to the Lounge/Diner and the...

### **Kitchen** 3.16m x 2.71m (10' 4" x 8' 11")

Fitted with a range of wall and base cabinets, work surfaces over, electric and gas cooker point, cooker hood, plumbing for dishwasher and washing machine, inset stainless steel sink/drainer, tiled splashbacks, and window to front aspect.

## Lounge/Diner 5.24m x 4.65m (17' 2" x 15' 3")

With two windows and door overlooking and giving access to the rear garden, and an understairs storage cupboard.

### First Floor Landing

With doors to...

Bedroom One 3.91m x 3.00m (12'10" x 9'10")

A good-sized double bedroom with window to rear aspect.

Bedroom Two 3.49m x 3.17m (11' 5" x 10' 5")

Another double with window to front aspect.

Bedroom Three 2.94m x 2.16m (9' 8" x 7' 1")

With window to rear aspect, and built-in cupboard.

#### Shower Room

Fitted with a shower enclosure, WC and wash basin, fitted airing cupboard, stroage cupboard and window to front aspect.

### Outside

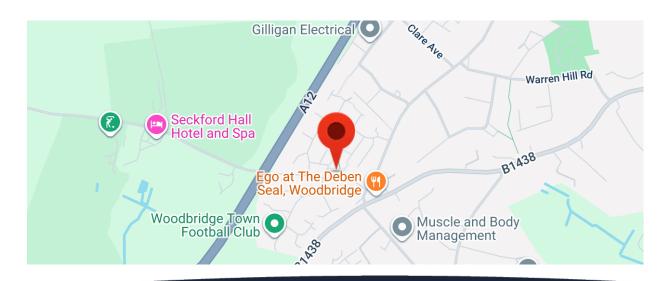
To the front of the property is a picket-fence enclosed garden with paving and a small artificial lawn. The rear garden is laid to patio with fencing to boundary.

# THE PROPERTY & LOCATION

A well-maintained three bedroom home situated within a cul-de-sac in a popular residential area of Woodbridge. The accommodation comprises an entrance porch, cloakroom, hallway, kitchen, lounge/diner, three bedrooms and a shower room. There's a garage in a block, electric heating, double glazed windows and is available with no onward chain.

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.



















## Council Tax Banding: B

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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