



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

NORMAN CLOSE, WOODBRIDGE, IP12 1JT

TENURE : FREEHOLD

GUIDE PRICE £825,000

- Detached Family Home
- Two Large Reception Rooms
- Gas C/H & D/G Windows
- Four Double Bedrooms
- Kitchen/Breakfast Room
- Double Garage

THE ACCOMMODATION



Entrance Hall A spacious hallway with stairs off to the first floor, and doors to...

Cloakroom

Fitted with a contemporary WC and wash basin with tiled walls and floor.

Kitchen/Breakfast Room 4.22m x 3.62m (13' 10" x 11' 11")

Fitted with a range of wall and base units with work surfaces over, inset sink/drainage unit, built-in electric double oven, gas hob and cooker hood, wall-mounted boiler servicing the hot water and heating system, window to rear aspect and door to the...

Utility Room 3.02m x 1.85m (9' 11" x 6' 1")

With base cabinet and work surface with inset sink/drainage unit, plumbing for washing machine, and door to the garden.

Dining Room 3.63m x 3.30m (11' 11" x 10' 10")

With window to rear aspect.

Living Room 7.97m x 3.98m (26' 2" x 13' 1")

A generously-proportioned reception room, with wood-burning stove, window to front aspect and glazed double-doors overlooking and giving access to the rear garden.

First Floor Gallery Landing

With window to front aspect, airing cupboard and doors to...

Bedroom One & En-Suite Shower Room 4.63m x 4.24m (15' 2" x 13' 11")

(max measurements of bedroom only) A large double bedroom with window to rear aspect, and door to the En-Suite Shower Room; fitted with a contemporary suite comprising WC, wash basin and walk-in shower.

Bedroom Two 4.18m x 4.01m (13' 9" x 13' 2")

Another good double with window to rear aspect.

Bedroom Three 3.87m x 3.67m (12' 8" x 12')

With window to front aspect.

Bedroom Four 3.35m x 3.65m (11' x 12')

With window to rear aspect.

Family Bathroom

Fitted with a contemporary suite comprising a panelled bath with WC and wash basin.

Outside

The garden wraps around the house, with a sloping lawn to the southern-most corner. To the front of the property is a driveway providing off road parking for several vehicles and access to the double garage, which has an electric roller door, power and light connected, and a courtesy door to the rear. The rear garden has a patio area, lawn and mature trees.



THE PROPERTY & LOCATION

A well-maintained, spacious and superbly located detached family home comprising a lounge, dining room, kitchen/breakfast room, utility, four double bedrooms, an en-suite shower room and family bathroom. There's an overlooked rear garden, plenty of parking, double garage, gas central heating and double-glazed windows.

Located on the popular Melton Grange development, accessed from Bredfield Road and Pytches Road, this sought after position provides easy access to the Town Centre, the River Deben, a mainline railway station, schools and all the amenities Woodbridge has to offer.



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 : F

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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