



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

CASTLE STREET, WOODBRIDGE, IP12 1HL

TENURE : FREEHOLD

GUIDE PRICE £595,000

- Central Woodbridge
- Two Reception Rooms
- Gas C/H & D/G Windows
- Three Double Bedrooms
- Large Garden
- Off-Road Parking



# THE ACCOMMODATION



## Entrance Hall

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

## Dining Room 4.17m x 3.91m (13' 8" x 12' 10")

With double doors to the rear garden and open to the...

## Kitchen 3.93m x 2.78m (12' 11" x 9' 1")

Fitted with a range of wall and base cabinets, with granite work surfaces over, inset sink/drain unit, space for cooking range, cooker hood, plumbing for dishwasher and underfloor heating.



## Utility Room 3.76m x 1.74m (12' 4" x 5' 9")

With fitted cabinets, inset sink/drain, plumbing for washing machine, gas-fired boiler (installed 2025), and door to the garden.

## Living Room 4.36m x 4.59m (14' 4" x 15' 1")

With fireplace and inset stove, underfloor heating and doors to the rear garden.

## Shower Room

Fitted with a shower enclosure, WC and wash basin.



## First Floor Landing

With doors to...

## Bedroom One 4.61m x 3.23m (15' 1" x 10' 7")

With window to rear aspect and built-in wardrobes.

## Bedroom Two 3.99m x 3.10m (13' 1" x 10' 2")

With built-in wardrobe and window to rear aspect.

## Bedroom Three 3.91m x 2.55m (12' 10" x 8' 4")

With built-in wardrobe and window to front aspect.

## Bathroom

Fitted with a shower enclosure, bath, WC and wash basin.

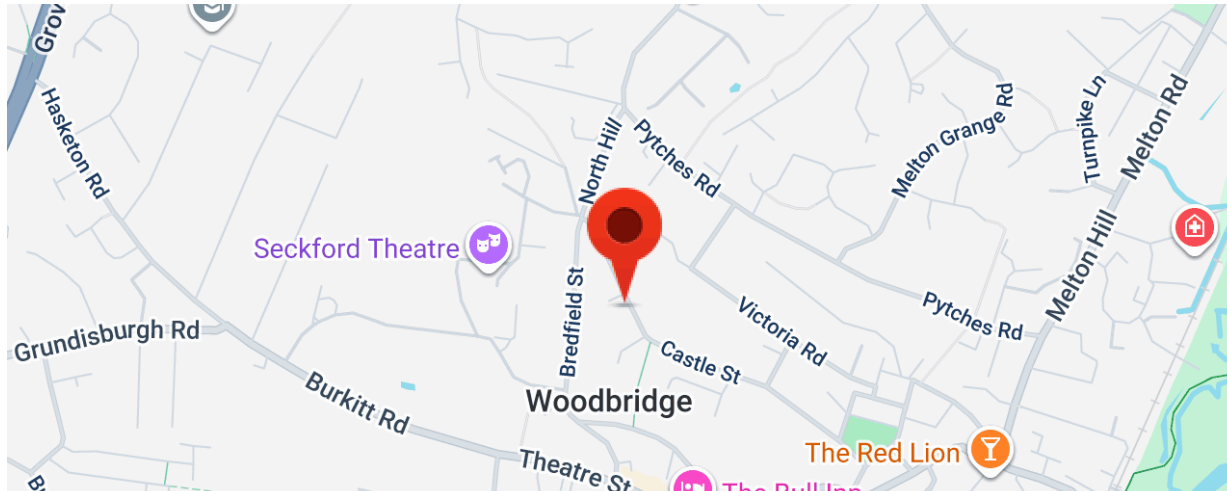
## Outside

The property has a driveway to the front providing off-road parking and steps down to a lower garden level with planting beds and side pedestrian access to the rear garden, which has two patio areas and raised brick-built beds, a large lawn, vegetable patch, further planting beds and two storage/workshop buildings.

## THE PROPERTY & LOCATION

A spacious and superbly located semi-detached home in Woodbridge comprising an entrance hall, kitchen/diner, utility, living room, ground floor shower room, and three double bedrooms and a bathroom. There's a large garden, double-glazed windows, gas central heating and off-road 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! Castle Street is close to the centre of Woodbridge, within close proximity to the Thoroughfare with the wide range of shops, cafes and restaurants on 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 to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



**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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### 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