



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

**CRANWORTH CLOSE, GRUNDISBURGH, IP13 6SZ**

**TENURE : FREEHOLD**

**OFFERS OVER £325,000**

- Popular Village Location
- Three Bedrooms
- Cloak & Utility Rooms
- Conservatory
- Gas C/H & DG Windows
- Off-Road Parking

# THE ACCOMMODATION



## Entrance Hall

With doors to...

## Cloakroom

Fitted with a WC and wash basin.

## Utility Room $2.80m \times 2.31m$ (9' 2" x 7' 7")

With cabinets and work surface, inset sink unit, plumbing for washing machine, and a door to the rear garden.



## Living Room $5.04m \times 3.89m$ (16' 6" x 12' 9")

A generously proportioned living room, with windows to side and front aspect.

## Kitchen/Diner $5.02m \times 2.93m$ (16' 6" x 9' 7")

Fitted with a range of wall and base cabinets with work surfaces over, inset sink/drainer unit, double electric oven, hob and cooker hood, integrated dishwasher, window to rear aspect, door to the stairway and double doors to the...



## Conservatory $3.18m \times 2.97m$ (10' 5" x 9' 9")

With double doors leading to the garden.

## First Floor Landing

With doors to...

## Bedroom One $3.97m \times 2.84m$ (13' x 9' 4")

With window to front aspect.

## Bedroom Two $2.96m \times 3.03m$ (9' 9" x 9' 11")

With built-in wardrobe and window to rear aspect.

## Bedroom Three $3.07m \times 2.13m$ (10' 1" x 7')

With window to front aspect.

## Bathroom

Fitted with a contemporary three-piece suite comprising a "P"-shaped shower bath, WC and wash basin.

## Outside

To the front of the property is a block-paved driveway providing generous off road parking space and side access leads to the rear garden, which has a lawn, decking area, patio and a shed.

## THE PROPERTY & LOCATION

A well-maintained semi-detached family home within a popular cul-de-sac in Grundisburgh. The property comprises an entrance hall, cloakroom, living room, utility room, kitchen/diner, conservatory, three bedrooms and a family bathroom. There's off-road parking, a gas central heating system and double-glazed windows.

Grundisburgh has retained that feeling of a real suffolk village with a traditional sense of community and is well served by shops, a local primary school (feeding in to the "outstanding" Farlingaye High School in Woodbridge), doctors surgery, village hall, park with tennis courts, football pitch and childrens play area and an excellent pub.

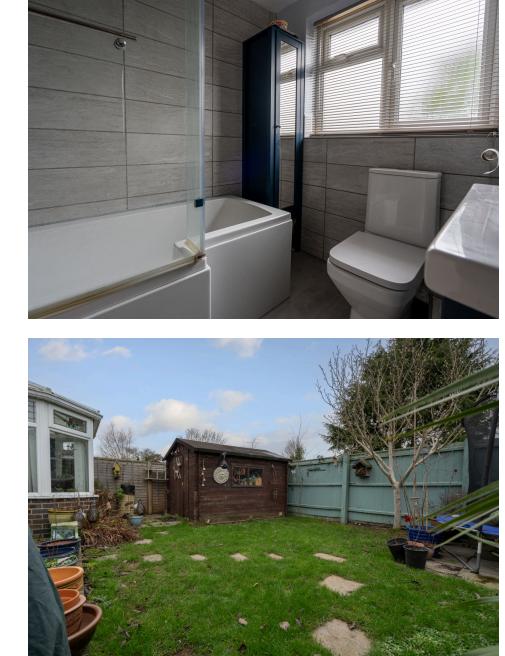
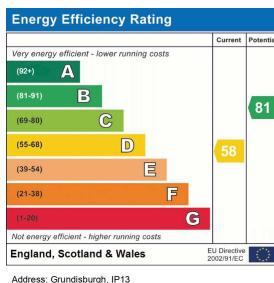


TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE, CALL US ON 01704 515000



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 : 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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## 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