



Charles Wright

PROPERTIES

Selling Properties the Wright Way



16 Lockwood Close

Woodbridge, IP12 1HZ

Guide price £550,000



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Description

Situated in a quiet cul-de-sac location within walking distance of Woodbridge town centre is this deceptively spacious Georgian style end townhouse. The property benefits from off road parking, an integral garage, a mature rear garden and a balcony. Inside the accommodation comprises of an entrance hall, handmade Kitchen, Sitting/dining room, three bedrooms, a dressing room and two shower rooms.

Location

The property is situated in an excellent location just off Castle Street which lies within walking distance of the town centre. The sought after market town of Woodbridge is located on the River Deben, with superb sailing and rowing facilities. It also offers a variety of amenities including boutique shops, cinema, swimming pool, library and a variety of restaurants. Woodbridge also has a rail station with links to Ipswich which is on the mainline to London's Liverpool Street.

Entrance hall

11'03 x 9'02 (3.43m x 2.79m)

Entrance door to front, double glazed window to front, Starflight to the first floor, radiator and doors to ground floor accommodation.

Shower room

5'08 x 4'03 (1.73m x 1.30m)

Double glazed window to side, vanity unit with sink, wc, and radiator.

Bedroom two

18'01 x 8'06 (5.51m x 2.59m)

Double glazed windows to rear and side, double glazed double doors to rear, radiator and fitted wardrobes.

First floor

Sitting/dining room

sitting area 15'03 x 14'03 dining area 9'10 x 9'06
(sitting area 4.65m x 4.34m dining area 3.00m x 2.9)

Double glazed window to rear and front, double glazed double doors to front leading to the balcony, two radiators, feature fireplace, door to the kitchen and Starflight to the second floor.

Kitchen

9'04 x 8'02 (2.84m x 2.49m)

Double glazed window to rear, handmade fitted oak units with marble worktops above, integrated double Neff oven, integrated hob, integrated fridge/freezer and integrated pull out waste bin.

Second floor landing

Bedroom one

11'11 x 9'08 (3.63m x 2.95m)

Double glazed window to front, radiator and fitted wardrobes.

Dressing area

6'04 x 6'03 (1.93m x 1.91m)

Double glazed window to front, two sets of double wardrobes and radiator.

Bedroom three

9'08 x 9'06 (2.95m x 2.90m)

Double glazed window to rear, radiator, fitted cupboard and shelving unit.

Shower room

9'05 x 8'01 (2.87m x 2.46m)

Walk in shower, wc, vanity unit with wash basin, double glazed window to rear and wash basin.

Outside and gardens

To the front of the property is a driveway providing off road for two vehicles and a gated side passage providing access to the rear garden. The garage has an up and over door, power and lighting connected.

The beautiful mature rear garden enjoys an easterly aspect with many flower and shrub beds, an ornamental pond, Wood cabin style summer house and raised patio area.

Services

We understand that mains gas, electric, water and drainage are connected to the property.

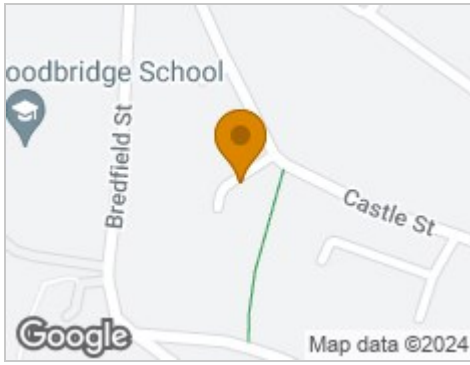
Epc rating - C

Council tax band - D

Tenure - Freehold



Road Map



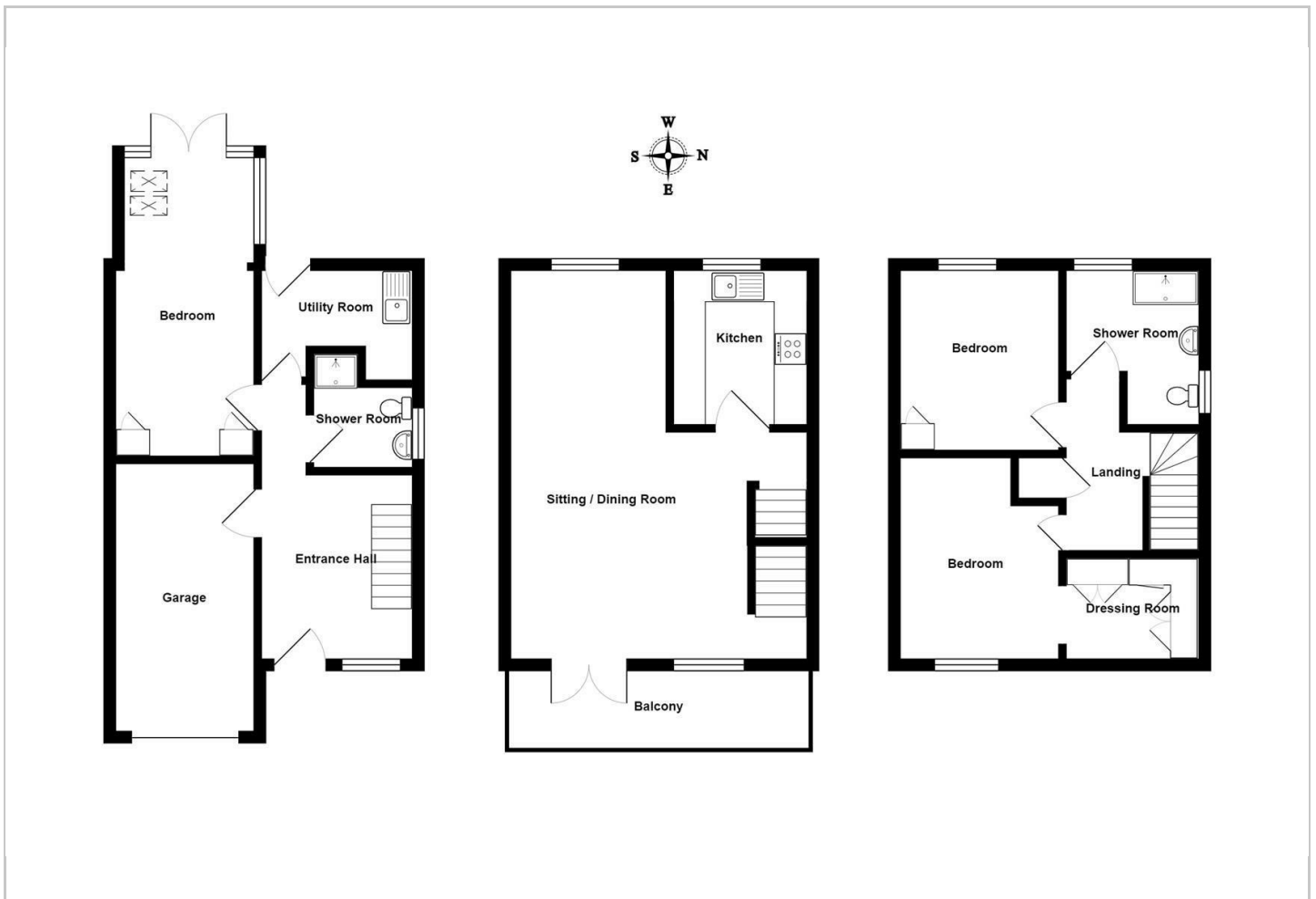
Hybrid Map



Terrain Map



Floor Plan

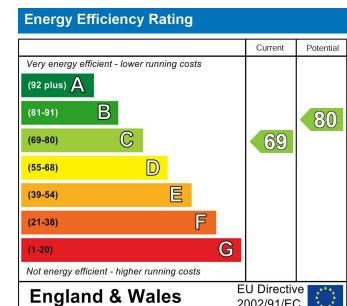


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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