



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



## 38 Old Barrack Road

Woodbridge, IP12 4ET

**Guide price £600,000**

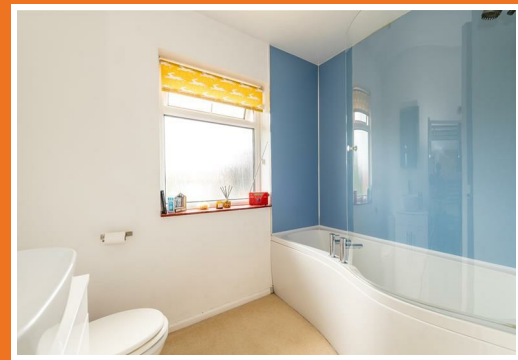




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## Description

Situated within walking distance of Woodbridge Town and the popular Farlingaye High School is this well presented four bedroom home. This stunning property has been extended to the rear creating an open plan kitchen/living space ideal for modern living and entertaining. The loft has been converted creating a good sized fourth bedroom with fantastic views across Woodbridge. Inside the accommodation comprises of an entrance hall, cloakroom, cosy sitting room with bay window, open plan kitchen/dining/living space, first floor landing with three bedrooms, an ensuite shower room, family bathroom and secondary stair flight leading up to the fourth bedroom. There is gas central heating and double glazing throughout, a driveway providing off road parking and large rear garden with detached garage.

## Location

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

Double glazed front door, double glazed window to side, radiator, doors to ground floor accommodation and wood effect flooring.

## Cloakroom

4'08 x 4'00 (1.42m x 1.22m)

Double glazed window to side, low level wc, wall mounted wash basin, radiator and wood effect flooring.

## Sitting room

13'00 x 11'04 (3.96m x 3.45m)

Double glazed bay window to front with fitted window seat, inset feature fire, radiator and carpet flooring.

## Kitchen/dining/living room

21'08 x 17'06 reducing to 10'02 (6.60m x 5.33m reducing to 3.10m)

Double glazed window to side, two sets of double glazed double doors to rear, velux window, wood effect kitchen units with worktops above, inset corner sink and drainer unit, space for freestanding double fridge/freezer, integrated double oven, integrated electric hob with wall mounted extractor fan above, integrated dishwasher, plumbing for washing machine, radiators and wood effect flooring.

## First floor landing

Double glazed window to side, doors to first floor rooms, radiator and carpet flooring.

## Bedroom one

13'01 x 8'07 (3.99m x 2.62m)

Double glazed window to rear, radiator, fitted sliding mirrored wardrobes and carpet flooring.

## Ensuite

5'02 x 5'01 (1.57m x 1.55m)

Double glazed window to side, walk in shower cubicle, vanity unit housing the sink with storage, low level wc, chrome heated towel rail and Vinyl flooring.

## Bedroom two

10'11 x 13'04 into bay (3.33m x 4.06m into bay)

Double glazed bay window to front, fitted wardrobe, radiator and carpet flooring.

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### Bedroom three

10'02 x 8'04 (3.10m x 2.54m)

Double glazed window to rear, radiator and carpet flooring.

### Bathroom

8'00 x 7'09 (2.44m x 2.36m)

Double glazed window to front, p-shaped panelled bath with shower over, low level wc, white gloss vanity housing the sink with storage under, illuminated mirror, chrome heated towel rail, airing cupboard with central heating combination boiler and Vinyl flooring.

### Second floor stair flight

### Bedroom four

12'06 x 11'07 (3.81m x 3.53m)

Double glazed windows to rear and side, velux to front, vanity unit with wash basin, radiator and carpet flooring.

### Outside & garden

To the front of the property is a shingled driveway providing off road parking with shrub bed borders and a secure gate leading to the side and rear. The

long rear garden has been beautifully landscaped with various low and raised flower beds, a large lawn fantastic for children, an Indian sandstone patio area ideal for alfresco dining. A detached garage has an up and over door and a separate shed to the rear. The garden enjoys a westerly aspect.

### Services

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

Tenure: Freehold

EPC rating: C

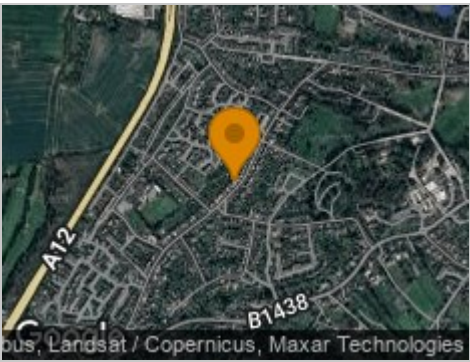
Council tax band: C



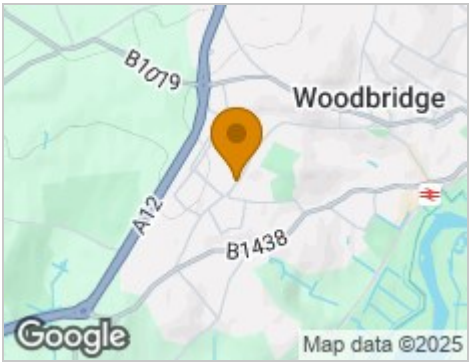
Road Map



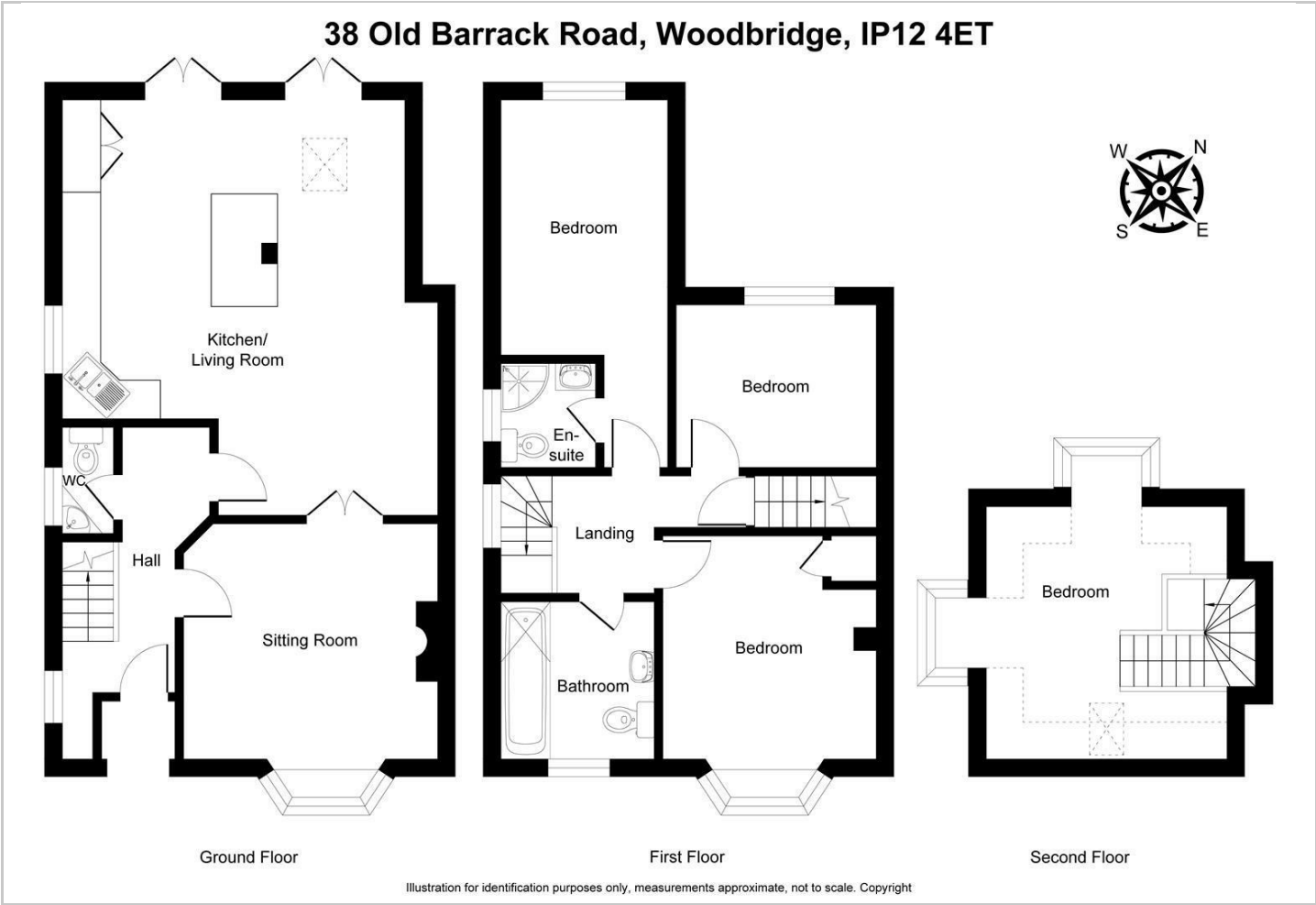
Hybrid Map



Terrain Map



Floor Plan

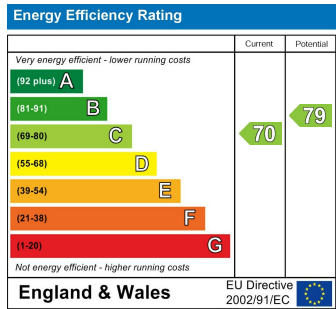


Viewing

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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