



CharlesWright

PROPERTIES

Selling Properties the Wright Way



69 Castle Street

Woodbridge, IP12 1HL

Guide price £485,000



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Description

A beautifully presented extended four bedroom semi-detached home with rarely available off road parking located in central Woodbridge. Inside the accommodation comprises of a spacious entrance hall with feature oak and glass banister, study with cosy fireplace, sitting room with fantastic fitted book shelving, fitted modern kitchen opening onto the conservatory providing an ideal space for entertaining and access to the garden. Upstairs are four double bedrooms, an ensuite and family bathroom.

Location

Castle Street is well positioned to take advantage of all the main facilities within the town. Within a short walk is Market Hill and the Thoroughfare where one can enjoy the boutique shops, café's and restaurants. Also close at hand and within walking distance is Woodbridge School and Farlingaye High School just beyond which both offer excellent education facilities.

The historic town of Woodbridge offers numerous facilities including medical centres, cinema, swimming pool and it has its own railway with links to the county town of Ipswich and its mainline railway service to London Liverpool Street.

The focal part of Woodbridge is the River Deben where the tidal waters can be enjoyed by both sailors and rowers alike, whilst there are a number of excellent golf courses nearby including Woodbridge, Ufford Park and Seckford.

Entrance hall

Double glazed door to front, wood effect flooring, radiator and stair flight to the first floor.

Study

14'02 x 8'09 (4.32m x 2.67m)

Double glazed window to front, feature fireplace, radiator and wood effect flooring.

Sitting room

15'08 x 14'06 (4.78m x 4.42m)

Double glazed window to rear, feature fire, radiator and wood effect flooring.

Kitchen

23'06 x 8'02 (7.16m x 2.49m)

Double glazed window to front and side, white shaker eye level and base units with work tops above, stainless steel sink, integrated dishwasher, space for a rangemaster oven with extractor above, space for a fridge /freezer, space for a washing machine, central heating boiler, double larder cupboard, radiator, wood effect flooring and opening onto the conservatory.

Conservatory

10'01 x 9'03 (3.07m x 2.82m)

Double glazed windows and double doors to side and rear, two velux windows and wood effect flooring.

First floor landing

Doors to first floor rooms.

Bedroom one

13 x 10 (3.96m x 3.05m)

Double glazed window to rear, radiator and carpet flooring.

Tel: 01394 446483

Bedroom two

11'07 x 10'11 (3.53m x 3.33m)

Double glazed window to front, radiator and carpet flooring.

Bathroom

9'01 x 8'01 (2.77m x 2.46m)

Double glazed window to side, p shaped panelled bath with shower above, vanity unit with sink and heated towel rail.

Bedroom three

12'06 x 9'08 (3.81m x 2.95m)

Double glazed window to rear, radiator and carpet flooring.

Bedroom four

9'07 x 8'03 (2.92m x 2.51m)

Double glazed window to front, radiator and carpet flooring.

Ensuite

Double glazed window to side, walk in shower cubicle, vanity unit with sink and wc.

Loft room

The roof space has two skylights windows to rear, flooring and plaster boarded walls.

Outside and gardens

To the front of the property there is off road parking and a well stocked front garden with steps leading to the front door and a shed to the side. The rear garden enjoys a southerly aspect with the benefit of a large raised decking area with the remainder garden laid to lawn with shrub and flower beds.

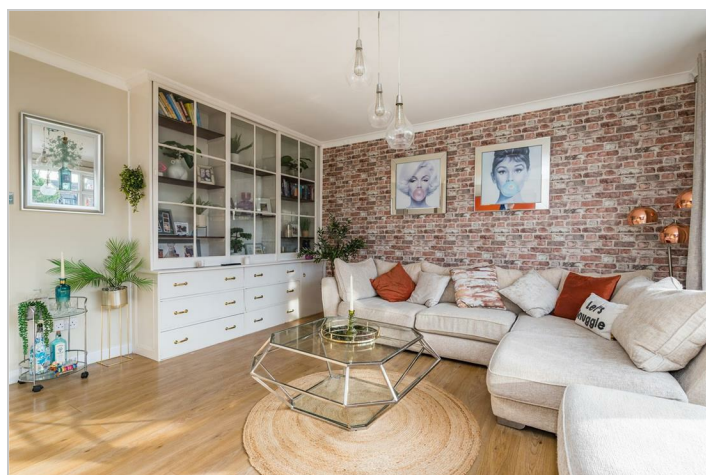
Service

We understand the property has mains electric, gas, water and drains connected.

Tenure: Freehold

EPC rating: C

Council tax band: D



Road Map



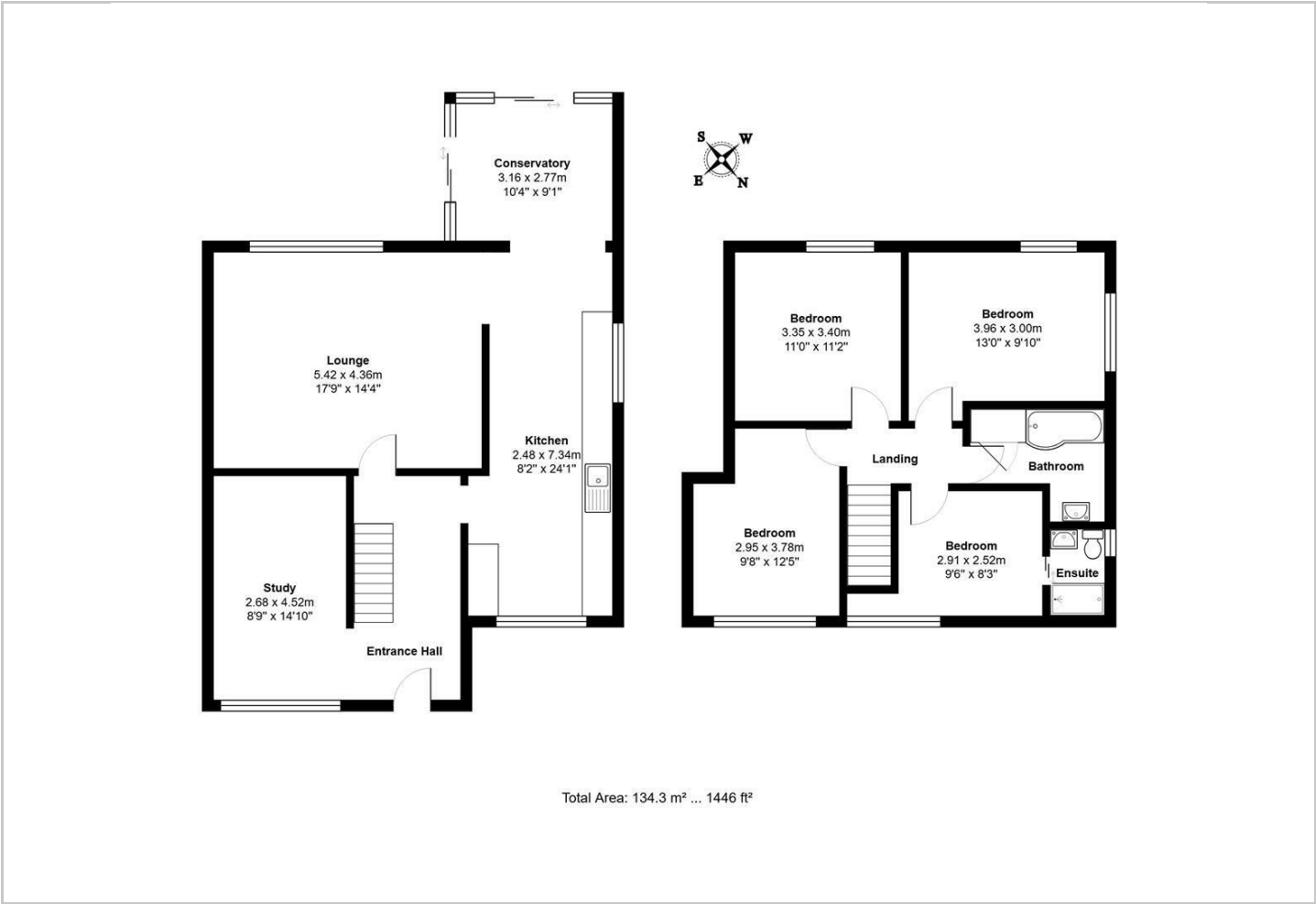
Hybrid Map



Terrain Map



Floor Plan

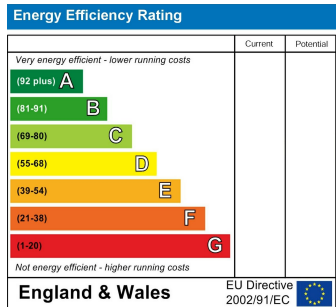


Viewing

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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Regulated by Property Redress Scheme

Company Number: 13289409