



**Glebe Meadows, Earl Soham Woodbridge IP13 7SY**

 william  
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welcome to

## Glebe Meadows, Earl Soham Woodbridge

A four-bedroom detached home set in a peaceful location in Earl Soham, offer a spacious lounge with brick fireplace, large kitchen with utility room, study, family bathroom and primary bedroom with ensuite. Outside the property features enclosed rear garden, off-road parking & double garage.

### **Entrance Hall**

Entrance door, stairs with storage, carpet flooring.

### **Cloakroom**

Double glazed window to front aspect, w/c, wash hand basin, radiator, carpet flooring.

### **Study**

9' 10" x 8' 5" ( 3.00m x 2.57m )

Double glazed window to front aspect, radiator, carpet flooring.

### **Lounge**

20' 10" x 17' 9" ( 6.35m x 5.41m )

Two double glazed window to front aspect, three double glazed windows to rear aspect, double glazed French door to rear aspect, four radiators, brick fireplace with log burner, tiled flooring.

### **Dining Room**

10' 11" x 9' 10" ( 3.33m x 3.00m )

Double glazed window to side and rear aspect, double glazed French door to rear aspect, radiator, carpet flooring.

### **Kitchen**

14' 1" x 7' 6" ( 4.29m x 2.29m )

Double glazed window to side aspect, base and eye units, tiled splash back, space for fridge/freezer, ceramic sink, Range style oven with extractor over top, radiator, tiled flooring.

### **Utility Room**

7' 2" x 5' 9" ( 2.18m x 1.75m )

Door to side aspect, base level units, sink, space for washing machine and dishwasher, radiator, tiled flooring.

### **Landing**

Airing cupboard with radiator, loft hatch, radiator, carpet flooring.

### **Bedroom 1**

16' 1" Max x 10' 11" Max ( 4.90m Max x 3.33m Max )

Double glazed windows to side and rear aspect, two fitted wardrobes, radiator, carpet flooring.

### **En Suite**

Double glazed window to side aspect, w/c, wash hand basin, double shower, part tiled walls, radiator, extractor fan.

### **Bedroom 2**

10' 4" x 8' 8" ( 3.15m x 2.64m )

Double glazed window to rear aspect, double fitted wardrobe, radiator, carpet flooring.

### **Bedroom 3**

10' 4" x 8' 8" ( 3.15m x 2.64m )

Double glazed window to front aspect, double fitted wardrobe, radiator, carpet flooring.

### **Bedroom 4**

9' 11" x 8' 7" ( 3.02m x 2.62m )

Double glazed window to front and side aspect, radiator, double fitted wardrobe, carpet flooring.

### **Bathroom**

Double glazed roof window, W/C, wash hand basin, bath tub, radiator, part tiled walls, extractor fan.

### **Front Garden**

Shared access, off road parking to front aspect, right of way.

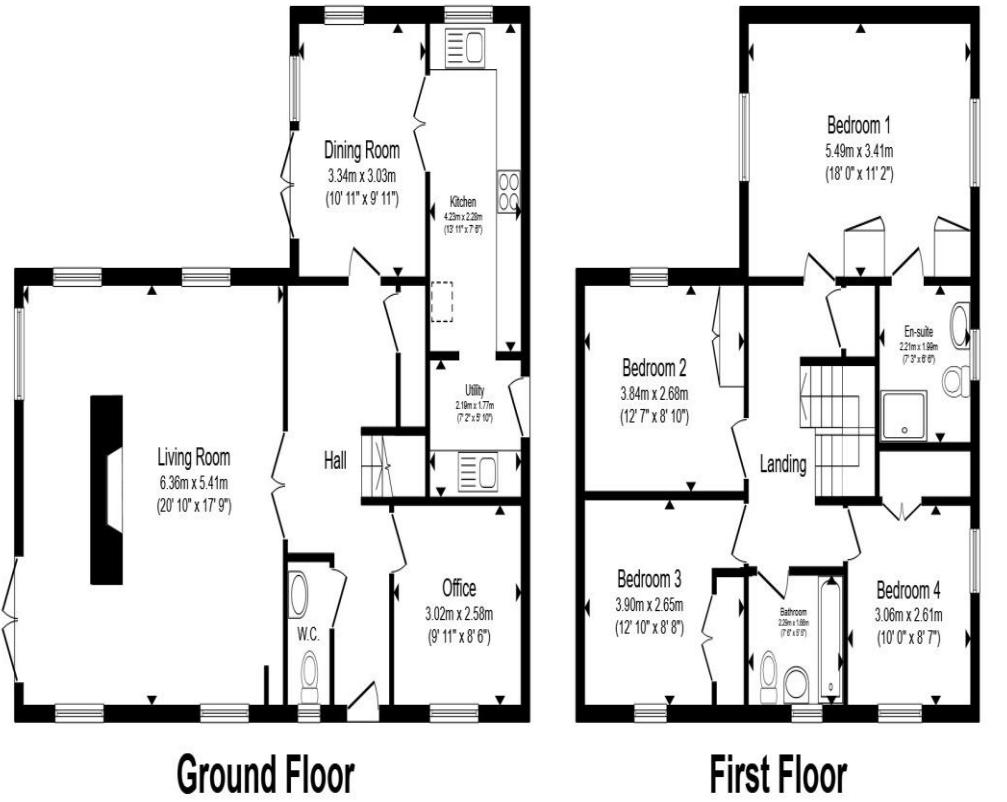
### **Rear Garden**

Walled for boundary, raised decking area, gate to access the front, raised beds, steps up to lawn area

with shrubs, patio to rear, shed, mature plants, oil tank.

### **Double Garage**

Double barn style doors to rear, power and light.



Total floor area 153.5 m<sup>2</sup> (1,652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Glebe Meadows,  
Earl Soham Woodbridge**

- Four-bedroom detached home
- Spacious lounge with brick fireplace
- Kitchen with separate utility room
- Lovely enclosed rear garden
- Primary bedroom with ensuite

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£575,000**



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