



**Woodbridge Road, Ipswich IP4 4ER**



**welcome to**

**Woodbridge Road, Ipswich**

This well-presented, three bedroom, semi-detached home benefits from a beautiful bay fronted lounge, a large kitchen/diner, leading to the sun room, a bay fronted master bedroom, a beautifully landscaped rear garden with 2 outhouses and off street parking for two large vehicles.



### Entrance Hall

14' x 5' 5" ( 4.27m x 1.65m )

Spacious entrance hall with wood effect flooring, one radiator and an understairs storage cupboard.

### Lounge

14' 3" max x 11' 9" ( 4.34m max x 3.58m )

Attractive bay fronted lounge with carpet flooring, one radiator, an electric fire, TV point and a large double glazed bay window.

### Kitchen/Diner

18' max x 13' 2" ( 5.49m max x 4.01m )

Spacious kitchen/diner, which leads through to the sun room and garden, with U shaped eye and base level units in wood with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a fitted extractor hood, tiled splashback, wood effect flooring throughout and space for a fridge/freezer, dishwasher and cooker.

### Sun Room

16' 9" x 11' 3" ( 5.11m x 3.43m )

Open plan room with double glazed windows to the rear, French doors leading to the garden, a large, triangular double glazed window to the side, allowing ample natural light, base units with fitted worktop, space for a washing machine and tumble dryer, wall hung lights, wood effect flooring and one radiator.

### First Floor Landing

Carpet flooring, loft hatch and double glazed window to the side.

### Master Bedroom

14' 5" x 11' 8" ( 4.39m x 3.56m )

Large master bedroom with a full wall of built in, sliding, mirrored wardrobes, a double glazed bay window to the front, carpet flooring and one radiator.

### Bedroom Two

13' 2" x 10' 8" ( 4.01m x 3.25m )

Double glazed window to the front, carpet flooring, one radiator and a full wall of built in, sliding, partially mirrored wardrobes.

### Bedroom Three

9' 6" x 6' 4" ( 2.90m x 1.93m )

Double glazed window to the rear, carpet flooring, one radiator and an airing cupboard.

### Bathroom

6' 9" x 5' 8" ( 2.06m x 1.73m )

Low level WC, pedestal wash hand basin, a P bath with overhead shower and glass screen, fully tiled walls, wood effect flooring, chrome heated towel rail, spot lights, extractor fan and double glazed window to the front.

### Outside:

#### Front Garden

Off street parking for two large vehicles.

#### Rear Garden

Well-presented, sunny rear garden with a large patio seating area, two raised decking areas, one with a canopy over, a large artificial grass area leading through to the rear of the property, an additional patio with covered walkway, leading to the summer house and shed, palm trees, fully enclosed border, a rear gate and an outside tap and light.

### Summer House

11' 8" x 6' ( 3.56m x 1.83m )

With power, a sliding door to the side and windows to the front. This summer house could be knocked through to the shed, creating a large cabin.

### Shed

11' 9" x 8' ( 3.58m x 2.44m )

Doors, a window, power and light. This shed could be knocked through to the summer house, creating a large cabin.



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welcome to

## Woodbridge Road, Ipswich

- Two double bedrooms & one single
- Beautiful bay fronted lounge
- Large kitchen/diner, leading to the sun room
- Bay fronted master bedroom with built in wardrobe
- Beautifully landscaped rear garden with 2 outhouses

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in excess of

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120063 - 0002

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william h brown



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



Wolsey House, 16-18 Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**