



Robletts, Bredfield Woodbridge IP13 6DE

welcome to

Robletts, Bredfield Woodbridge

A four bedroom detached family home offering spacious living accommodation to the ground floor, including Shower Room, Utility, Lounge, Dining Room, Conservatory, Study and large Kitchen. To the first floor there is a Master Bedroom with En-suite, three further double Bedrooms, family bathroom.



Front door to...

Entrance Porch

5' 7" x 4' 7" (1.70m x 1.40m)

Tiled floor, windows to front and side.

Entrance Hall

Tiled floor, heater, stairs to first floor, under stairs storage, exposed brick wall.

Shower Room

Half tiled, with three piece suite comprising low level WC, pedestal wash hand basin, double shower, radiator, window to front.

Study

7' 8" x 9' 3" (2.34m x 2.82m)

Window to rear, radiator and built-in cupboards.

Lounge

20' 5" x 13' 1" (6.22m x 3.99m)

Two windows to front, feature fireplace with brick hearth and chimney-breast and inset gas fire, exposed brick wall, skirting radiator,

Dining Room

12' 1" x 11' 4" (3.68m x 3.45m)

Exposed brick walls, sliding doors to Conservatory, skirting radiator.

Kitchen

15' 7" Max x 11' 4" Max (4.75m Max x 3.45m Max)

Single drainer sink, range of wall and base mounted units with work surfaces over, Aga, boiler, tiled floor, 2 windows to rear and door to side.

Utility Room

11' 8" x 7' 9" (3.56m x 2.36m)

Single drainer sink, cupboards, washing machine, tumble dryer, door to rear, door to garage, water softener, radiator.

Conservatory

7' 8" x 15' 9" (2.34m x 4.80m)

Double glazed, with sliding patio doors to garden, wooden floor, vaulted ceiling with skylight.

First Floor Landing

Windows to front and side, airing cupboard and access to loft space via a drop down ladder, with light and power.

Master Bedroom

14' 1" x 11' 8" Max. (4.29m x 3.56m Max.)

Window to side, 2 built-in wardrobes, radiator.

En-Suite

Fully tiled, with four piece suite comprising low level WC, wall mounted wash hand basin, bath with shower over, radiator, wood floor.

Bedroom Two

9' 4" x 10' 5" (2.84m x 3.17m)

Window to front and radiator.

Bedroom Three

9' 5" x 9' 9" (2.87m x 2.97m)

Window to front, radiator, built-in wardrobes and dressing table.

Bedroom Four

11' 7" x 7' 7" (3.53m x 2.31m)

Window to rear, radiator, desk and cupboards.

Bathroom

Fully tiled, with four piece suite comprising low level WC, pedestal wash hand basin, bath with shower over, window to rear, wood floor.

Outside

To the front there is lawned area, with gravelled driveway to the side leading to the garage. To the side and rear, the gardens are mainly laid to lawn, with mature trees.

Garage

16' 6" x 7' 9" (5.03m x 2.36m)

With up and over door and window to rear.



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welcome to

Robletts, Bredfield Woodbridge

- Spacious Detached Family Home
- Two Reception Rooms
- Study
- Shower Room & Utility Room
- Master Bedroom with En-suite

Tenure: Freehold EPC Rating: E

offers in excess of

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108287 - 0007

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