



**Grant Rise, Woodbridge IP12 1FG**

**welcome to**

**Grant Rise, Woodbridge**

Situated on a prestigious development, located on the edge of the town centre, this modern three bedroom end terrace benefits from spacious living accommodation, and includes two en-suites as well as a family bathroom. Outside there is a low maintenance courtyard garden and carport.



### **Entrance Hall**

With storage cupboard, and door to...

### **Cloakroom**

With low level WC, pedestal wash hand basin, extractor fan and radiator.

### **Kitchen / Diner**

8' 6" x 14' 11" ( 2.59m x 4.55m )

French doors to Lounge, double glazed window to front. A range of wall and base mounted units, inset stainless steel sink, tiled splashback, oven and hob with extractor over, washing machine, dishwasher and free standing fridge freezer, tiled floor.

### **Lounge**

15' 10" x 10' 2" ( 4.83m x 3.10m )

Door from the entrance hall, French doors to the rear garden, under stairs storage and double glazed window to rear.

### **First Floor Landing**

With stairs to the second floor and doors to...

### **Master Bedroom**

15' 10" x 9' 5" ( 4.83m x 2.87m )

Double glazed window to front, built-in wardrobes and radiator, access to the...

### **En-Suite**

Triangular window to the side. Three piece suite comprising vanity wash hand basin, low level WC, and walk-in shower, extractor fan.

### **Bedroom Three**

8' 7" x 10' 2" ( 2.62m x 3.10m )

Double glazed window to rear with radiator under. This room is currently used as an office.

### **Family Bathroom**

Obscure double glazed window to rear. Half tiled walls. Three piece suite comprising bath, pedestal wash hand basin, low level WC, extractor fan.

### **Second Floor Bedroom Two**

12' 9" x 11' 2" ( 3.89m x 3.40m )

Double glazed dormer window to front, built-in wardrobe, radiator, access to loft, which is boarded and insulated, and can be used for storage.

### **En-Suite**

Skylight. Three piece suite comprising wash hand basin, low level WC and walk-in shower. Radiator.

### **Outside**

To the rear there is a low maintenance courtyard style garden, with shrub borders and decked seating area. There is a large communal shed for the storage of refuse bins and one for cycles. A rear gate leads to the Carport. At the rear of the carport there is a self-contained lockable storage shed.



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## Grant Rise, Woodbridge

- Situated on a Prestigious Development
- Three Bedrooms, two with En-Suites
- Generous Lounge
- Fitted Kitchen
- Ground Floor Cloakroom & First Floor Family Bathroom

Tenure: Freehold EPC Rating: C

**£475,000**



Please note the marker reflects the postcode not the actual property

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