



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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welcome to

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

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108578 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk