









welcome to

Ash Close, WOODBRIDGE

Offered for sale with no onward chain, this four bedroom semi-detached family home, located within walking distance of the town centre, offers spacious living accommodation ranged over two floors, together with parking and gardens.













Entrance Hall

Radiator, access to...

Bedroom Four

15' 10" x 7' 9" (4.83m x 2.36m) Radiator and window to front.

Lounge

16' 3" Max. x 20' 2" Max. (4.95m Max. x 6.15m Max.) Window to the side, sliding doors and window to rear, 2 radiators, open stairs to the first floor.

Kitchen

10' 11" x 7' 10" (3.33m x 2.39m) Window to front with sink under, space for appliances, tiled splashback, range of wall and base units, door to side access.

Utility Room

Door to rear, sink and tiled floor, access to ...

Ground Floor Shower Room

Shower with tiled surround, heated towel rail, obscure glazed window to side, low level WC and extractor fan.

First Floor Landing

Window to side, airing cupboard housing combi

Master Bedroom

13' 4" x 9' 4" (4.06m x 2.84m) Window to front with radiator under,

Bedroom Two

14' 5" x 9' 3" (4.39m x 2.82m) Window to rear with radiator under.

Bedroom Three

7' 4" x 11' 2" (2.24m x 3.40m) Window to rear with radiator under, built-in over the stairs storage cupboard.

Bathroom

Obscure glazed window to side, fully tiled walls, suite comprising wash hand basin, low level WC, bath with electric shower over. Access to loft.

Outside

The property is approached via a driveway, providing off road parking. To the side of the driveway there is a small area of garden. To the rear, the garden commences with a patio area, with lawned area beyond, with mature shrubs. To the bottom of the garden there is a summerhouse.





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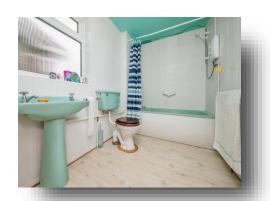
Ash Close, WOODBRIDGE

- Four Bedroom Semi-Detached
- Walking Distance of Town Centre
- **Highly Sought After Location**
- Generous Lounge
- Ground Floor Shower Room with Utility Area off

Tenure: Freehold EPC Rating: C

offers in excess of

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG108623



Property Ref: WBG108623 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer

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