



**Ash Close, WOODBRIDGE IP12 4BP**

**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 boiler.

### **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

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Property Ref:  
WBG108623 - 0003

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