









welcome to

Bredfield Road, Woodbridge

A beautifully presented, modern, three bedroom detached family home, offering spacious living accommodation, located within walking distance of the town centre.













Entrance Hall

With window to side, tiled floor, under-floor heating, heating control panel, stairs to first floor with storage cupboard under, access to...

Cloakroom

Obscure glazed window to side, low level WC with concealed cistern, wash hand basin, inset ceiling spotlights, ventilation system, tiled floor, under-floor heating.

Lounge

11' 9" x 17' into bay (3.58m x 5.18m into bay) Bay window to front, wood flooring, under-floor heating, inset ceiling spotlights, ventilation system.

Utility Room

5' 8" x 8' 1" (1.73m x 2.46m)

Door and window to side, wall and base mounted units, worktops with inset sink, wall mounted boiler, water softener, tiled floor.

Kitchen

12' 9" x 11' 9" (3.89m x 3.58m)

Window to rear with Butler sink under, range of wall and base mounted units, built-in mid height oven with microwave oven above, built-in fridge/freezer, dishwasher and induction hob unit with extractor hood over, tiled floor and under-floor heating.

First Floor Landing

Window to rear with radiator under, double airing cupboard housing water tank, access to loft area via a loft ladder, with skylight. This space houses the Rega ventilation system.

Master Bedroom

11' 9" x 12' 9" (3.58m x 3.89m)

Window to rear with radiator under, inset ceiling spotlights, ventilation system.

En-Suite

Fully tiled, with suite comprising built-in wash hand basin and low level WC with countertop over, walk-in shower, heated towel rail and extractor fan. Obscure glazed window to side and inset ceiling spotlights and ventilation system.

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

Window to front with radiator under, inset ceiling spotlights and ventilation system.

Bedroom Three

6' 11" x 9' 6" (2.11m x 2.90m)

Window to front with radiator under, inset ceiling spotlights and ventilation system.

Bathroom

Fully tiled walls and floor, suite comprising bath with shower over, low level WC with concealed cistern, built-in sink, heated towel rail, extractor fan, inset ceiling spotlights, ventilation system and obscure glazed window to side.

Outside Front

To the front of the property there is a block paved shared driveway providing off road parking and turning area for 2 vehicles. There is also a small lawned and planted garden area.

Rear

The rear garden commences with a patio area. There are flowerbed surrounds, fruit trees. A bamboo screen with further patio area to the bottom of the garden. Garden shed and greenhouse to remain.





welcome to

Bredfield Road, Woodbridge

- Beautifully Presented Three Bedroom Detached Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom and Utility Room
- Rega Ventilation System and Under-floor Heating
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: B

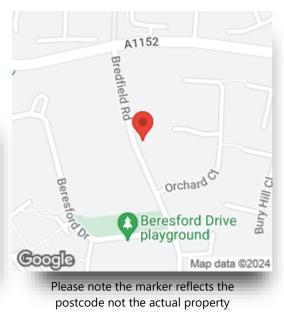
offers in excess of

£425,000









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