



Bredfield Road, Woodbridge IP12 1JE

welcome to

Bredfield Road, Woodbridge

Extended over two floors, this four bedroom semi-detached is situated just a short distance from the town centre, and offers beautifully presented living accommodation together with garage and office space.



Entrance Hall

Tiled floor with under floor-heating, radiator, window to the side, and under stairs storage cupboard, access to the...

Cloakroom

Partially Aquaboarded walls, low level WC with concealed cistern, wash hand basin, obscure glazed window to side.

Lounge

17' 8" Max. x 12' Max. (5.38m Max. x 3.66m Max.)

Double doors entry, chimney with inset gas fire and marble surround, bay window to front, radiator. under-floor heating.

Kitchen / Diner / Family Room

Irregular shaped room.

Kitchen Area

Two skylights to the side, spotlighting and hanging feature lighting. Vertical wall radiator, island unit with built-in sink and chrome mixer tap, storage beneath, space for white goods, space for double oven and hob unit, extractor fan over, space for fridge/freezer. A range of wall and base mounted units, together with full height units, radiator.

Family Room Area

Two windows to the side, vertical wall radiator, two skylights to the rear, inset ceiling spotlights, ceiling fan, tiled flooring with under-floor heating, patio doors to the rear.

First Floor Landing

Radiator, access to loft space via a loft ladder. The loft is insulated and boarded, with window to the rear.

Master Bedroom

11' 1" x 11' 3" (3.38m x 3.43m)

Window to the rear with radiator under, inset ceiling spotlights and ceiling fan.

Bedroom Two

8' 9" x 11' (2.67m x 3.35m)

Built-in wardrobes with mirror fronted sliding doors and downlights, window to front with radiator under.

Bedroom Three

10' 8" x 9' 8" (3.25m x 2.95m)

Window to the front with radiator under, built-in wardrobes with sliding mirror fronted doors and downlights,

Bedroom Four

10' x 9' 1" (3.05m x 2.77m)

Window to the rear with radiator under.

WC

With low level WC, half Aquaboarded walls, wash hand basin, obscure glazed window to the rear, radiator,

Shower Room

Walk-in corner shower with Aqualisa shower unit, obscure glazed window to the rear, heated towel rail, radiator, low level WC wash hand basin with storage unit under, inset ceiling spotlights.

Family Bathroom

With obscure glazed window to the front, Jacuzzi bath with shower over, screen and tiled surround, tiled floor, heated towel rail, radiator, built-in shelved storage, sink with storage unit under.

Outside

Garage

With up and over door to the front and door to the side. To the rear of the garage there is an office space, with power connected, together with heating and plumbing, window to the rear.

Rear Garden

The beautifully presented rear garden is laid to lawn, and is planted with a mixture of mature trees and shrubs, together with raised flower and shrub beds. To the rear there is decked seating area and two garden sheds. There is side access to the...

Front Garden

With gated access on to the block paved driveway, providing ample parking and giving access to the carport. There is also a shrub border.



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welcome to

Bredfield Road, Woodbridge

- Extended Semi-Detached Family Home
- Popular Residential Location
- Four Double Bedrooms
- Shower Room and Family Bathroom
- Generous Sized Lounge

Tenure: Freehold EPC Rating: C

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108735 - 0002

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