



Russell Close, WOODBRIDGE IP12 4LE

welcome to

Russell Close, WOODBRIDGE

This recently refurbished 4 bedroom detached chalet bungalow offers flexible accommodation with upstairs and downstairs bedrooms. With an ensuite to the master bedroom and reception room, this home offers ample space for family living whilst also benefiting from a large and private rear garden.



Entrance Hall

UPVC Entrance door, under stair storage, stairs to further accommodation, doors leading to:

Kitchen/Diner

23' 11" x 11' 11" (7.29m x 3.63m)

Two Double glazed box bay windows with seating and storage, range of eye and base level units with worktop over and white tiled splash back, island unit, hob with extractor fan over, built in oven, space for further white goods, built in dishwasher, stainless steel drainer sink with mixer tap over, feature fireplace, open wood flooring.

Living Room

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

Double glazed patio doors leading to conservatory, radiator

Conservatory

15' 4" x 9' 6" (4.67m x 2.90m)

Double glazed windows to side and rear, double glazed patio doors to the garden, tile effect flooring.

Bedroom 4/ Study

11' 7" x 9' 6" (3.53m x 2.90m)

Double glazed window to the rear, radiator.

Cloak Room

Obscure double glazed window to side, low lever W/C, pedestal wash hand basin, tile effect flooring.

Landing

Double glazed skylight, storage cupboard, doors leading to:

Master Bedroom

16' x 9' 11" (4.88m x 3.02m)

Double glazed window to rear, double glazed skylight, radiator

En-Suite

Single shower unit, low level w/c, vanity unit, heated towel rail, tile effect flooring.

Bedroom 2

11' 6" x 9' 8" (3.51m x 2.95m)

Double glazed skylight, radiator.

Bedroom 3

9' 2" x 6' 9" (2.79m x 2.06m)

Double glazed window to side aspect, radiator.

Bathroom

Double glazed skylight, panel bath with shower over, low level w/c, pedestal wash hand basin, heated towel rail, tile effect flooring.

Garden

Commences with patio area, mostly laid to lawn with gravel path leading to sunken firepit with seating and paved area with hot tub.



view this property online williamhbrown.co.uk/Property/WBG108848



welcome to

Russell Close, WOODBRIDGE

- Recently Refurbished
- Four Bedroom
- Chalet Bungalow
- No Onward Chain
- Large Garden

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBG108848](https://www.williamhbrown.co.uk/Property/WBG108848)



Property Ref:
WBG108848 - 0005

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 or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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