



**Peel House Woodbridge Road, Tunstall Woodbridge IP12 2JE**

**welcome to**

**Peel House Woodbridge Road, Tunstall Woodbridge**

This detached, former police station offers a unique opportunity to acquire a spacious four bedroom family home, situated in the popular village of Tunstall.



### **Entrance Porch**

Windows to either side, radiator, door to the front and door into the...

### **Entrance Hall**

With radiator, stairs to the first floor, access to...

### **Shower Room**

Fitted with a suite comprising walk-in corner shower, floating wash hand basin and low level WC. Obscure glazed window to the rear, tiled walls and floor, under stairs storage.

### **Lounge**

21' 6" Max. x 11' 5" Max. ( 6.55m Max. x 3.48m Max. )  
Accessed off the entrance hall, Window to the front with radiator under, window to the side with radiator under, sliding doors to the rear garden, fireplace with inset duel burner set on a tiled hearth, access to the...

### **Study**

7' 11" x 14' 4" ( 2.41m x 4.37m )  
Currently used as a home office. Windows to the front and rear, radiator.

### **Dining Room**

17' 7" Max. x 10' 10" Max. ( 5.36m Max. x 3.30m Max. )  
Accessed off the entrance hall. window to the front with radiator under, patio doors to the rear into the sun room, recessed archways to either side of the chimney breast.

### **Sun Room**

17' 2" x 8' 1" ( 5.23m x 2.46m )  
Windows and sliding doors to the rear, windows to the side, all weather roof, radiator.

### **Kitchen / Diner**

28' Max. x 7' 10" Max. ( 8.53m Max. x 2.39m Max. )  
Windows to the front, side and rear, part panelled walls, built-in mid height oven and grill, hob with extractor over, space for white goods, range of wall and base mounted units, tiled splashback, wood flooring, pantry cupboard, radiator. Access to the...

### **Utility Room**

12' 2" x 5' 11" ( 3.71m x 1.80m )  
Windows and door to the front and rear, wall mounted boiler, space for white goods.

### **First Floor Landing**

Three storage cupboards, airing cupboard housing the water tank. Two windows to the rear, radiator, access to loft via a pull down ladder.

### **Master Bedroom**

14' 9" Max. x 10' 5" Max. ( 4.50m Max. x 3.17m Max. )  
Window to the front, radiator, over stairs storage cupboard into chimney breast.

### **Bedroom Two**

11' 6" x 9' 11" ( 3.51m x 3.02m )  
Window to the front, over the stairs storage cupboard.

### **Bedroom Three**

11' 2" Max. x 10' 8" Max. ( 3.40m Max. x 3.25m Max. )  
Window to the rear with radiator under, built-in storage cupboard.

### **Bedroom Four**

7' 11" Max. x 13' 9" Max. ( 2.41m Max. x 4.19m Max. )  
Window to the front, radiator.

### **Bathroom**

Fitted with a four piece suite comprising bath with hand held attachment, corner walk-in shower cubicle with electric shower, low level WC and pedestal wash hand basin. Heated towel rail, obscure glazed window to the rear.

### **Outside Front**

The property is approached via a gravelled driveway, providing ample off road parking, with side access to the rear garden. The garden is bordered by a low brick wall, with raised flower and shrub beds.

### **Rear Garden**

Backing on to a playing field, the secluded, private rear garden commences with a large patio area, bordered by raised flower and shrub beds, with access from the sun room, this is an ideal space for outdoor entertaining. Beyond the patio area there is a lawned area interspersed with mature flower and shrub beds and borders. To the bottom of the garden there is fruit and vegetable plot. The rear garden also houses a greenhouse, together with two garden sheds and a summerhouse, with power connected.

### **Agent's Note**

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."



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## Peel House Woodbridge Road, Tunstall Woodbridge

- Popular Village Location
- Four Good Size Bedrooms
- Ample off Road Parking
- Three Reception Rooms
- Study / Home Office

Tenure: Freehold EPC Rating: F

# £500,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG108852 - 0003

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william h brown



**01394 380280**



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**williamhbrown.co.uk**