



High View Woods Lane, Woodbridge IP12 1JF

welcome to

High View Woods Lane, Woodbridge

Formerly two properties, this five bedroom detached family home offers spacious living accommodation together with driveway parking, garage and good size rear garden.



Front

The property is approached via a shingled 'in and out' driveway providing ample parking, enclosed by hedge borders. Access to both sides of the garage to the rear.

Covered Entrance Porch

With glazed front door to the...

Entrance Hall

Window to the side, radiator, under the stairs storage cupboard. Access to the...

Lounge

20' 2" Max. x 11' 11" Max. (6.15m Max. x 3.63m Max.)
Bay window to the front, brick fireplace and hearth with inset log burner, 2 radiators,

Kitchen

18' 4" x 11' 5" (5.59m x 3.48m)
Two windows to the rear. Partially tiled walls, tiled floor, radiator, sink with mixer and drainer, built-in mid height oven and grill, separate hob with extractor hood over, space for white goods, American fridge/freezer. Door to the side leading a

Side Porch

With tiled floor, windows to front, side and rear, door to side, water softener.

Dining Room

Open plan from the kitchen. Double doors to the rear, exposed wooden flooring. Open to the....

Snug / Family Room

11' 11" Max. x 12' 6" Max. (3.63m Max. x 3.81m Max.)
Bay window to the front with built-in seat, open fire with tiled hearth with wooden mantel over, radiator.

Utility Room

7' x 8' 7" (2.13m x 2.62m)
Accessed off the dining room. Window to the rear with sink and drainer under, radiator. wall and base mounted units with worktops over , wall mounted gas fired boiler, tiled splashback, door to the side. Access to the...

Cloakroom

Obscure glazed window to the side, floating style wash hand basin, low level WC.

Study

11' 4" x 5' 11" (3.45m x 1.80m)
Accessed off the entrance hall. A dual aspect room with windows to front and side, radiator, spiral staircase to the first floor.

First Floor Landing

Accessed via stairs from the entrance hall. Loft hatch, radiator, window to the side, spiral stairs to the ground floor study.

Bedroom One

11' x 11' 5" (3.35m x 3.48m)
Window to the rear with radiator under, fitted up and over wardrobes and dresser.

Bedroom Two

11' x 11' 5" (3.35m x 3.48m)
Window to the rear with radiator under.

Bedroom Three

7' 8" x 17' 2" (2.34m x 5.23m)
Two windows to the front, fitted shelved airing cupboard housing hot water tank.

Bedroom Four

9' 11" x 7' 9" (3.02m x 2.36m)
Window to the front of the property with radiator under, fitted wardrobes.

Bedroom Five

7' 7" x 7' (2.31m x 2.13m)
Window to the front with fitted wardrobes and radiator,

Main Bathroom

With free standing claw footed bath, radiator, obscure glazed windows to the side and rear, pedestal wash hand basin with splashback, low level WC, walk-in shower with tiled surround.

Second Bathroom

Bath with shower over, tiled walls, obscure glazed window to rear, pedestal wash hand basin, low level WC and shaver sockets.

Rear Garden

The garden comprises of a large patio area, ideal for outside entertaining. Landscaped beds and inset pond and further raised pond to the rear of the garden. A pergola seating area. Mature shrubs and fruit trees, planted borders. Separate concealed space currently used for allotment planting. There are also two garden sheds. Access to the...

Garage

Up and over door to the front, window and door to side, power connected.



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welcome to

High View Woods Lane, Woodbridge

- Great Family Home
- Convenient for Schools and Local Amenities
- Potential to Modernise and Improve
- Five Bedrooms and Two Bathrooms
- Large Rear Garden

Tenure: Freehold EPC Rating: D

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108926 - 0003

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