



St. Johns Hill, Woodbridge IP12 1HT

welcome to

St. Johns Hill, Woodbridge

Conveniently located for the town centre, this character three bedroom semi-detached home offers spacious accommodation, and benefits from an attractive walled rear garden.



Outside Front

To the front of the property there is a enclosed, landscaped, courtyard style, garden with steps leading up to the entrance.

Entrance Hall

Part glazed door with feature stain glass fan light window over. Radiator, electric board, stairs to the first floor and door to the...

Dining Room

10' 10" Max. x 15' 10" Max. (3.30m Max. x 4.83m Max.)
Fireplace with inset log burner and built-in storage cupboards to either side, open space under the stairs currently used as an office space, original wood flooring, built-in glass fronted shelved storage cupboards, archway to the...

Lounge

11' Max. x 10' 11" Max. (3.35m Max. x 3.33m Max.)
Bay window to the front with built-in shutters and window-seat, original wood flooring, fireplace with built-in storage cupboards to either side with shelving over, radiator, decorative architraving.

Kitchen

15' 7" Max. x 10' 4" Max. (4.75m Max. x 3.15m Max.)
A dual aspect room with windows to the side and rear, one and a quarter drainer sink with mixer tap, tiled splashback. Fitted with a range of wall and base mounted units, built-in mid height oven, grill and hob and extractor. Space for dish washer, washing machine and dryer. Built-in under counter fridge and freezer. Inset ceiling spotlights, wall mounted boiler. Open to the...

Rear Lobby

Side door to the rear garden, wood panelled walls, radiator, tiled floor.

Shower Room

Window to the side. Tiled walls and floor. Corner shower unit with seat, low level WC, wash hand basin, with mixer tap and storage unit under, extractor fan, shaver sockets, heated towel rail, hand rails.

First Floor Landing

Arched window to the front.

Master Bedroom

12' 3" Max. x 10' 11" Max. (3.73m Max. x 3.33m Max.)
Two arched windows to the front with built-in shutters and radiator under.

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.25m)
Window to the rear with radiator under, loft hatch fixed Italian wall lights.

Bedroom Three

11' Max. x 11' 4" Max. (3.35m Max. x 3.45m Max.)
Velux window to the side, 2 built-in wardrobes and shelved storage. Access to the

Separate Wc

Window to the rear. low level WC, tiled walls and floor, radiator.

En-Suite

Obscure glazed window to the side, radiator, tiled floor, corner bath, tiled walls, pedestal wash hand basin, sloping ceiling.

Outside

Rear Garden

To the rear of the property there is a walled, tiered landscaped garden, block paved, with mature planted borders and trees and original feature well. Shed, with power and lighting. Side access to the front.



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welcome to

St. Johns Hill, Woodbridge

- Character Three Bedroom Semi-Detached
- Original Features
- Good Size Accommodation
- Ground Floor Shower Room
- Lounge & Dining Room

Tenure: Freehold EPC Rating: D

guide price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG109080 - 0005

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