



**Graylands Boulge Road, Hasketon Woodbridge IP13 6LA**

**welcome to**

## **Graylands Boulge Road, Hasketon Woodbridge**

Overlooking open fields to the rear, this four bedroom detached family home offers spacious accommodation ranged over two floors together with a double garage and driveway parking.



### Outside

Bordered by hedging to the front and rear, the property is approached via a gated shingle driveway, providing ample parking and giving access to the double garage. To either side of the driveway there are lawned areas. A path leads to the front and sides.

### Entrance Hall

Obscure glazed window and door to the front, open under the stairs.

### Cloakroom

Obscure glazed window to the side, low level WC, wall mounted wash hand basin with tiled splashback over.

### Lounge

23' 4" x 11' 8" ( 7.11m x 3.56m )  
Dual aspect with windows to the front and sliding patio doors to the rear. Log burner set on a granite hearth, two storage heaters.

### Dining Room

10' 7" x 11' 8" ( 3.23m x 3.56m )  
Window to the front, storage heater.

### Kitchen

12' 2" x 8' 11" ( 3.71m x 2.72m )  
Window to the rear, inset sink and drainer with mixer tap. Fitted with a range of wall and base mounted units with tiled splashback, space for appliances, extractor hood. electric fan heater, Door to the...

### Utility Room

6' 3" x 9' 5" ( 1.91m x 2.87m )  
Window and glazed door to the rear, sink and drainer. Fitted with a range of wall and base mounted units with tiled splashback, space for appliances.

### First Floor Landing

Window to the front, storage heater, loft hatch, shelved airing cupboard housing the hot water tank.

### Master Bedroom

11' 9" into fitted wardrobes x 13' 1" ( 3.58m into fitted wardrobes x 3.99m )  
Window to the rear with field views, electric fan heater, full length built-in sliding mirror fronted wardrobes, vanity wash hand basin unit with tiled splashback. Access to the...

### En-Suite

Walk-in shower with tiled surround, low level WC, obscure glazed window to the rear, wall mounted fan heater.

### Bedroom Two

11' 8" x 10' ( 3.56m x 3.05m )  
Window to the front with electric heater under, full length floor to ceiling built-in sliding mirror fronted wardrobes.

### Bedroom Three

8' 10" x 11' 4" ( 2.69m x 3.45m )  
Window to the rear with field views, electric panel heater under.

### Bedroom Four

11' 10" x 7' 11" ( 3.61m x 2.41m )  
Window to the front with electric panel heater under. Currently used as a home office.

### Bathroom

With partially tiled walls, bath with shower over, tiled floor, obscure glazed window to the rear, pedestal wash hand basin, low level WC, wall mounted fan heater.

### Rear Garden

Backing on to open fields, the rear garden is mainly laid to lawn, with a range of mature trees including apple and pear, and shrub borders. There is a secluded seating area.

### Summerhouse

Doors to the front and windows to the side, tiled floor, power and light connected and loft storage.

### 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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## **Graylands Boulge Road, Hasketon Woodbridge**

- Spacious 4 Bedroom Detached Family Home
- Gardens of approximately a Quarter of an Acre (sts)
- Backing on to Open Fields
- Two Reception Rooms
- En-Suite to Master Bedroom

Tenure: Freehold EPC Rating: E

guide price

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG108756 - 0005

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