



Borrett Place, Woodbridge IP12 4TU

welcome to

Borrett Place, Woodbridge

Situated in a quiet cul-de-sac, this modern three bedroom detached family home is offered for sale with no onward chain, and benefits from garage and parking.



Outside Front

The property is approached via a driveway, providing parking and leading to the garage. The garden is mainly laid to lawn, with a small shrub border to the front. Glazed front door to the...

Entrance Hall

With radiator, wood effect flooring, stairs to first floor, access to the...

Cloakroom

Obscure glazed window to the side, low level WC, corner floating wash hand basin with tiled splashback over, radiator.

Lounge

18' Max. x 11' 11" Max. (5.49m Max. x 3.63m Max.)
Square bay window to the front with inset radiator, further radiator, double doors leading to the...

Dining Room

12' 9" Max. x 7' 10" Max. (3.89m Max. x 2.39m Max.)
Radiator, sliding doors to the conservatory and door to the kitchen.

Conservatory

10' 7" x 13' 7" (3.23m x 4.14m)
Windows to side and rear on a quarter brick base, with UPVC obscure glazed roof, double doors to side giving access to the patio, radiator and wall lights.

Kitchen

7' 7" x 12' 2" (2.31m x 3.71m)
Door to the side, under the stairs pantry cupboard, window to the rear in to the conservatory. Sink with drainer and mixer tap, wall mounted combination boiler, fitted with a range of wall and base mounted units, built in oven, hob with extractor over, tiled splashback, radiator.

First Floor Landing

window to the side over the stairs, storage cupboard, loft hatch with ladder to the boarded loft, with power and light.

Master Bedroom

9' 10" Max. x 12' 1" Max. (3.00m Max. x 3.68m Max.)
Window to the front with radiator under, fitted wardrobe, access to the...

En-Suite

Obscure glazed window to the side, tiled shower cubicle extractor fan, pedestal wash hand basin with tiled splashback over, shaver socket, radiator, low level WC with mirror fronted cabinet.

Bedroom Two

11' 3" Max. x 8' 2" Max. (3.43m Max. x 2.49m Max.)
Window to the rear with radiator under, fitted wardrobes.

Bedroom Three

8' 2" x 6' 10" (2.49m x 2.08m)
Window to the rear with radiator under.

Family Bathroom

Obscure glazed window to the side, bath with shower over, tiled surround, low level WC, extractor fan, shaver sockets, pedestal wash hand basin with tiled splashback over, radiator, wall cabinet.

Rear Garden

Commencing with a patio area, a gate to the side gives access to the garage. Storage shed. The remainder of the garden is laid to lawn, with sleeper borders to the rear.

Garage

With power and light connected, a pitched roof provides storage, up and over door to the front, side access door to the walkway.



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Borrett Place, Woodbridge

- Modern Detached Family Home
- En-Suite & Family Bathroom
- Three Good Size Bedrooms
- Generous Lounge & Dining Room
- Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG109176 - 0004

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