







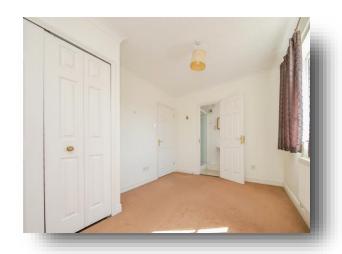


# welcome to

# **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.  $\times$  12' 1" Max. ( 3.00m Max.  $\times$  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.





# welcome to

# **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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01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH



williamhbrown.co.uk

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