



Fernhill Close, Woodbridge IP12 1LB

welcome to

Fernhill Close, Woodbridge

Situated within walking distance of local amenities, this four bedroom detached family home, set on a plot of over one third of an acre (sts) benefits from a double garage and parking.



Front

The property is approached via a shingle driveway, providing parking for multiple vehicles, giving access to both the double garage and the property.

Entrance Hall

Obscure glazed front door, inset doormat, radiator, two windows over the stairs to the front, under the stairs cupboard, further storage cupboard.

Study

9' x 10' 8" (2.74m x 3.25m)

A dual aspect room with windows to front and side, radiator, open glass door to the hallway.

Cloakroom

Obscure glazed window to the side, wash hand basin with unit under, low level WC, extractor fan, part tiled walls, radiator.

Kitchen

15' 11" x 14' 1" (4.85m x 4.29m)

Window to the rear, sink with mixer tap and drainer, dishwasher, built-in mid height oven, grill and warming drawer, hob and extractor hood. Range of wall and base mounted units, tiled splashback, window to the side with radiator under, space for a table and space for fridge/freezer. Door to the...

Utility Room

4' 10" x 11' 2" (1.47m x 3.40m)

window to the side, sink with mixer tap and drainer, worktops and tiled splashback, base units, space for washer/dryer and fridge/freezer, radiator, wall mounted combi boiler, stable style obscure glazed door to the front, loft hatch.

Dining Room

14' x 10' 10" into door recess (4.27m x 3.30m into door recess)

Glazed door to hallway, radiator, serving hatch to the kitchen, sliding doors to the...

Conservatory

27' x 9' (8.23m x 2.74m)

Quarter brick construction with windows to the sides and rear, double doors to the garden, radiator, obscure glazed pitched roof.

Living Room

13' 5" Max. x 20' 9" Max. (4.09m Max. x 6.32m Max.)

Square bow window to the front with radiator under, window to the side, radiator, brick fireplace with inset gas fire on a brick hearth with wooden mantel over, sliding doors to the conservatory.

First Floor Landing

Loft hatch with ladder and light, window to the front over the stairs, radiator, triple storage cupboards, access into...

Master Bedroom

10' 1" x 20' 9" (3.07m x 6.32m)

Window to the rear with radiator under, walk through wardrobe to the...

En-Suite

Obscure glazed window to the side, pedestal wash hand basin with mixer tap, tiled walls, low level WC, heated towel rail, walk-in shower with Aquaboarded surround, extractor fan.

Bedroom Two

11' 9" Max. x 10' 10" Max. (3.58m Max. x 3.30m Max.)

A dual aspect room with windows to front and side, built-in wardrobe with sliding doors, radiator,

Bedroom Three

13' 7" Max. x 9' 9" Max. (4.14m Max. x 2.97m Max.)

A dual aspect room with windows to front and side, radiator.

Bedroom Four

9' 7" x 13' 3" (2.92m x 4.04m)

Window to the rear with radiator under.

Family Bathroom

Obscure glazed window to the side, pedestal wash hand basin, bath with shower over, low level WC, heated towel rail, extractor fan, tiled walls.

Outside

Rear Garden

The property is set on plot of over one third of an acre (sts), enjoying a secluded, peaceful setting. The garden is part walled, and is mainly laid to lawn, interspersed with protected mature oak trees, flower and shrub beds and borders.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



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welcome to

Fernhill Close, Woodbridge

- Four Bedroom Detached Family Home
- Within Walking Distance of Amenities
- Prestigious Development
- Spacious Living Accommodation
- Set on a Plot of Over One Third of an Acre (sts)

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£800,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109188 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk