









# 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'  $\times$  10' 10" into door recess ( 4.27m  $\times$  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"  $\times$  20' 9" (  $3.07m \times 6.32m$  ) 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 radiate

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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## Fernhill Close, Woodbridge

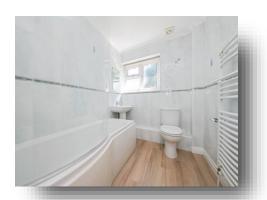
- Four Bedroom Detached Family Home
- Within Walking Distance of Amenities
- **Prestigious Development**
- Spacious Living Accommodation
- Set on a Plot of Over One Third of an Acre (sts)

Tenure: Freehold EPC Rating: D

Council Tax Band: F

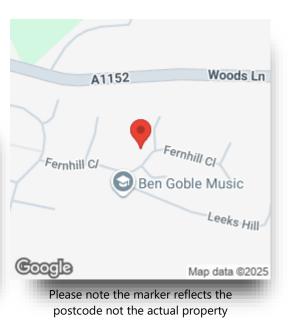
offers in excess of

£800,000









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