



Orchard Close, Woodbridge IP12 1LD

welcome to

Orchard Close, Woodbridge

Extended & refurbished, this three bedroom semi-detached home now offers excellent open plan living, ideal for families and entertainers alike.



Entrance Hall

Vertical wall radiator, spotlights in the ceiling, glazed front door, access to the shower room, stairs to first floor. Open into the living room.

Shower Room

Walk in double shower with rain effect and hand held heads, tiled around. Frosted window to the front, sink with mixer tap and unit under. Hidden cistern toilet, heated towel rail, space & plumbing for washing machine. Tiled floors and partially tiled walls.

Living Room

11' 7" max x 14' 6" max (3.53m max x 4.42m max)
Open from the hall, Chimney with space for log burner and inset TV above. Radiator and spotlights, Open to the Kitchen & Dining room.

Kitchen

8' 3" x 6' (2.51m x 1.83m)
Open to the lounge, frosted window to the side, wall mounted combination boiler. Low and eye level units, spotlights. Integrated fridge / freezer, dishwasher. sink with mixer tap.

Dining Room

13' 4" x 8' 6" (4.06m x 2.59m)
Pitched roof with inset spotlights and skylight to the rear, Bi-fold doors to the garden. Two vertical wall radiators, open to the lounge and kitchen.

Bedroom One

9' 1" max x 14' 5" max (2.77m max x 4.39m max)
Window to the front with radiator under, panelled feature wall with bedside lighting.

Bedroom Two

7' 4" x 13' 2" (2.24m x 4.01m)
Window to the rear with radiator under, inset ceiling spotlights.

Bedroom Three

10' 2" x 6' 9" (3.10m x 2.06m)
Window to the rear, radiator under, inset ceiling spotlights

Front Garden

Providing access to the property and garage, mainly used as parking the front is partially shingled with the remainder being hardstand up to the garage and side access.

Rear Garden

With side access the garden is enclosed with a mix of hedges and fencing.



view this property online williamhbrown.co.uk/Property/WBG109274



welcome to

Orchard Close, Woodbridge

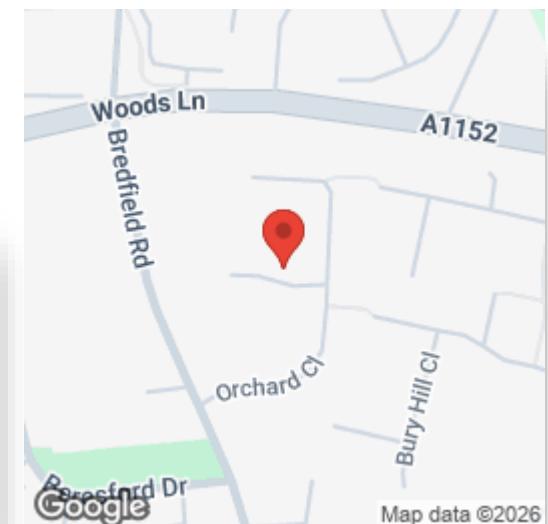
- Renovated & Extended
- Driveway Parking
- Open Plan Living
- Bi-Fold Doors
- Beautifully Presented

Tenure: Freehold EPC Rating: F

Council Tax Band: B

offers in excess of

£320,000



view this property online williamhbrown.co.uk/Property/WBG109274

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WBG109274 - 0004

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