



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.



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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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109274 - 0004

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