



18 North Hill

Freehold Guide Price £ 850,000

Woodbridge | Suffolk | IP12 1HH

FINE & COUNTRY



18 North Hill is a spectacular, newly renovated and extended property that exudes warmth and charm, benefitting from a full refurbishment including all new wiring, plumbing, underfloor heating throughout the ground floor and decoration.

The property further benefits from newly landscaped gardens.

This wonderful four bedroomed family home provides plenty of on and off road parking. There is also a garage with electric door lighting.





Entrance Hall

A spacious entrance hall with pendant lights, plenty of space for shoe and coat storage, a window to front aspect with white shutters, small under stairs storage and beautiful Karndean flooring.

Cloakroom

With pendant light, recessed spotlight, floating wash hand basin and WC. The cloakroom is equipped with a motion sensor light.

Kitchen/Dining/Living Room

The heart of this home lies within this multi-purpose room that is flooded with light and yet evokes a cosy and inviting feel. The dining and living area have four recessed spotlights and two wall lights with bi-fold doors leading out to the paved patio area and south west facing garden.

The kitchen is of stunning design with a good range of wall and base units in 'dove grey' with wooden counter tops and incorporates the fabulous Stoves range cooker in 'anthracite' with 5-ring gas burner and triple ovens and extractor above. The central island in matching 'anthracite' houses the Belfast sink with boiling water, and hot and cold tap, an integrated wine fridge and wine racks. There are a selection of pull-out large drawers, perfect for pots and pans storage.

There is a beautiful picture window with built-in bench and pull-out drawers beneath. Above the bench are three skylights. This wonderful room is further enhanced with an oak beam and handsome silver lanterns that sit above the island. Opposite the island there are floor-to-ceiling doors that conceal the boiler, dishwasher, fridge/freezer and washer/tumble dryer, all of which are included in the sale of the property. There are two further patio doors, one that leads to a side garden and the other to the rear garden.

Living Room

A stylish room that is accessed through glazed double oak doors. With a window and shutters to front aspect, there are also a set of patio doors with full length shutters that lead to the rear garden. This room has a pendant light and solid oak flooring. In the corner proudly sits a 'Contura' log burning stove perfect for chilly evenings.











Principal Bedroom

A good-sized double with rear-facing double doors and Juliette balcony overlooking the south west facing garden. There is a built in cupboard with plenty of hanging space, pendant light, radiator and carpet laid to floor.

En Suite Bathroom

A large ensuite providing a lovely freestanding double ended bath, with dual wash hand basins with vanity cupboards, a corner shower with rainhead and hand held shower attachments and WC. The room has four recessed spotlights, a window to front aspect with obscured glass, heated towel rail and beautiful checked tiled flooring.

Bedroom Two

A double room with side aspect window providing wonderful views of Woodbridge, with pendant light, radiator and carpet laid to floor.

Bedroom Three

A good sized single room with side aspect window providing a further wonderful view of Woodbridge homes, pendant light and carpet laid to floor.

Bedroom Four

A double with views to the front of the property, pendant light, radiator and carpet laid to floor. There are two built in cupboards on either side of a lovely painted cast iron fireplace.

Family Shower Wet Room

With recessed spotlights, this wet room has a large walk-in shower with rainhead and hand held attachments, wash hand basin with vanity unit, WC and heated towel rail. There is an obscured double glazed window to rear aspect and tiled flooring.

Outside

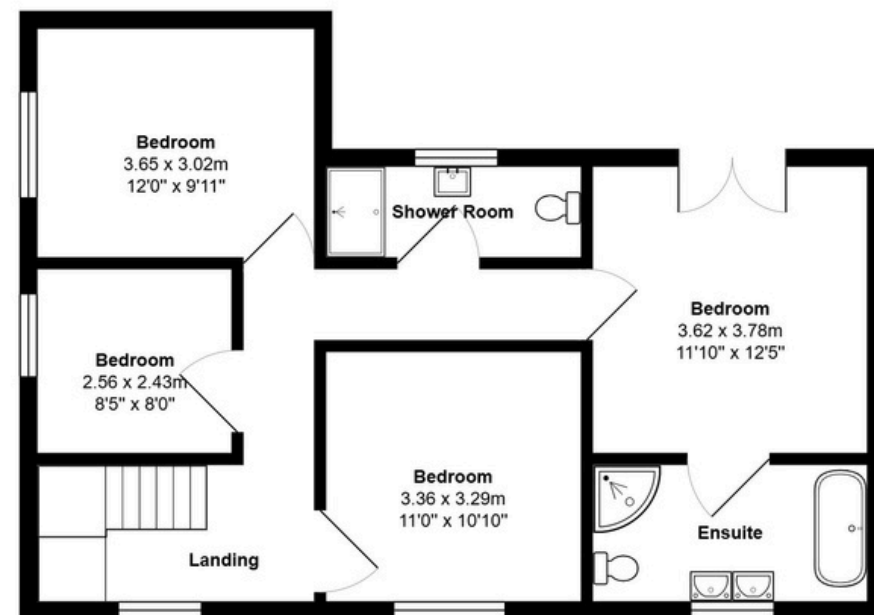
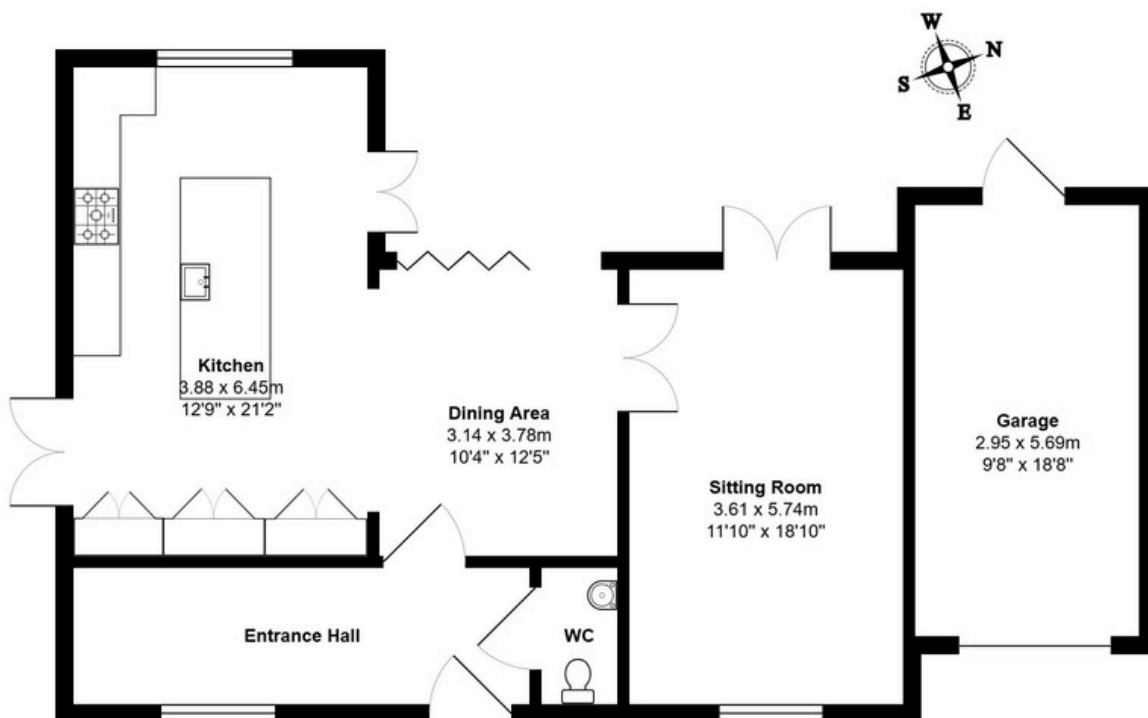
18 North Hill sits back from the road with a tarmac drive and brick wall with iron fencing. There is a single garage with electric doors with lighting and sockets. A wooden gate leads to the side and rear of the property. The side garden provides a smaller garden, ideal for barbecuing and socialising. Patio doors lead out from the kitchen into the side garden.

The delightful rear garden has a patio that can be accessed from both the dining and kitchen area. There are a variety of flowers and hedging with a wooden fence and garden laid to lawn.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 160.4 m² ... 1726 ft²

All measurements are approximate and for display purposes only

Suffolk County Properties Ltd trading as Fine & Country Woodbridge
Registered in England and Wales. Company reg. No. 05861438
Registered address: Crane Court, 302 London Road, Ipswich, Suffolk, IP2 0JA
Copyright 2022 Fine & Country Ltd



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We are advised by the Vendors that mains electricity, gas, water and drainage are connected. The property benefits from gas-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk - E - £ 2663.89 2024/25

What Three Words

///sleepless.bypasses.apes

VIEWING ARRANGEMENTS

Strictly by appointment with
the Vendor's sole Agent

Fine and Country Woodbridge - 01394 446 007

Out of hours - Mark Halls MRICS FNAEA CREA
Managing Director - 07770 814748

About The Area

Woodbridge is a well served market town, steeped in history with a fine selection of shops and restaurants; it has its own theatres, swimming pool, doctors, dentists and railway station on the Ipswich-Lowestoft East Suffolk Line. Woodbridge lies on the River Deben and is renowned for its sailing facilities. Around the town there are various buildings from the Tudor, Georgian, Regency and Victorian eras. Nearby schools include the highly regarded Abbey (Preparatory School) & Woodbridge School (Senior School), Woodbridge Primary School and Farlingaye High School. The County Town of Ipswich is 5 miles South-West of Woodbridge and benefits from a railway station located on the Great Eastern Main Line approximately seventy miles east of London Liverpool Street Station and a journey time of approximately one hour and ten minutes.

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



Fine & Country Woodbridge
01394 446 007 | woodbridge@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

FIGHTING HOMELESSNESS

If you would like to make a donation to the Fine and Country Foundation, please visit: fineandcountry.com/uk/foundation