



6 Central Maltings

Crown Place | Woodbridge | Suffolk | IP12 1BS

Guide Price £ 875,000 Freehold

FINE & COUNTRY

An impressive, three storey, beautifully presented, four bedroom home in central Woodbridge, tucked behind the Thororoughfare only minutes from the quay, shops, station and restaurants.

The property offers spacious, well laid out accommodation and benefits from a courtyard garden, formal communal garden, garage and parking space in the private car park behind electric gates.



Summary of Accommodation

The ground floor -

The front door opens to the welcoming Reception Hall with wooden floor and stairs to upper and lower floors. Doors opening to

Large Sitting Room with built in cabinets and views to the rear.

Double Bedroom with fitted wardrobes.

Family Bathroom with bath, shower, WC and basin.

The lower floor -

Inner Hall with brick floor and doors leading to

Spacious fully fitted Kitchen with built in fridge, dishwasher and oven, breakfast bar and adjacent Family Room with further built in cabinets. Dining Area. Patio doors to the gardens providing access to the car park and garage.

Separate Utility Room with plenty of space for washer, dryer, fridge and freezer.

Double Bedroom which would be ideal as a study or additional reception room if need be.

Cloakroom with WC and basin.

The upper floor -

Vaulted ceiling landing with doors leading to

Double Bedroom with pitch ceiling and exposed beams

Principal Bedroom with pitch ceiling, exposed beams, Juliet balcony and plenty of space for storage.

En-suite Shower Room with shower, WC and basin.





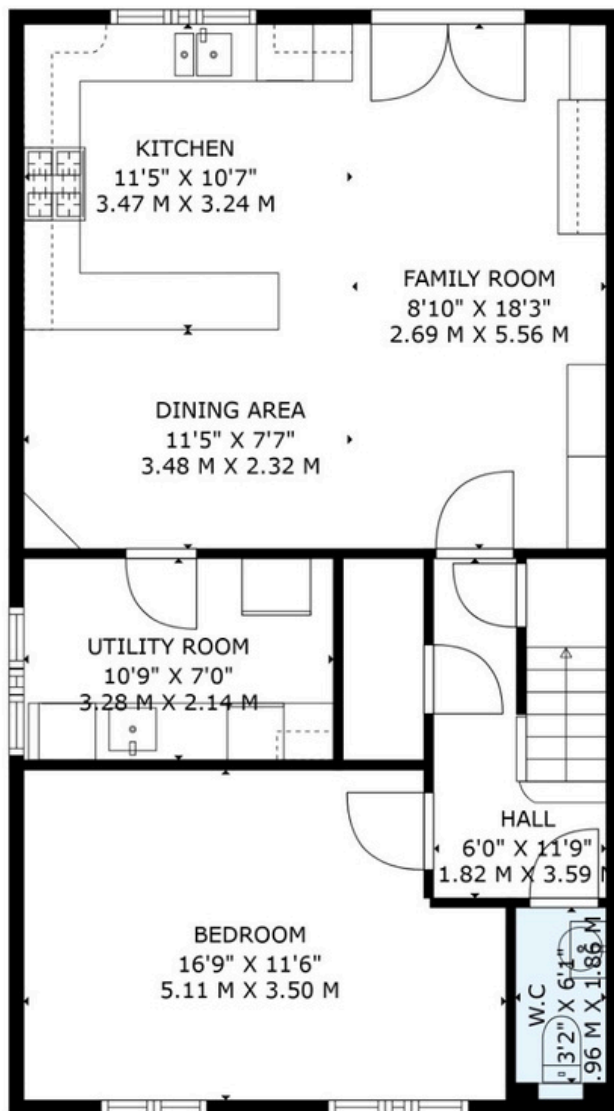




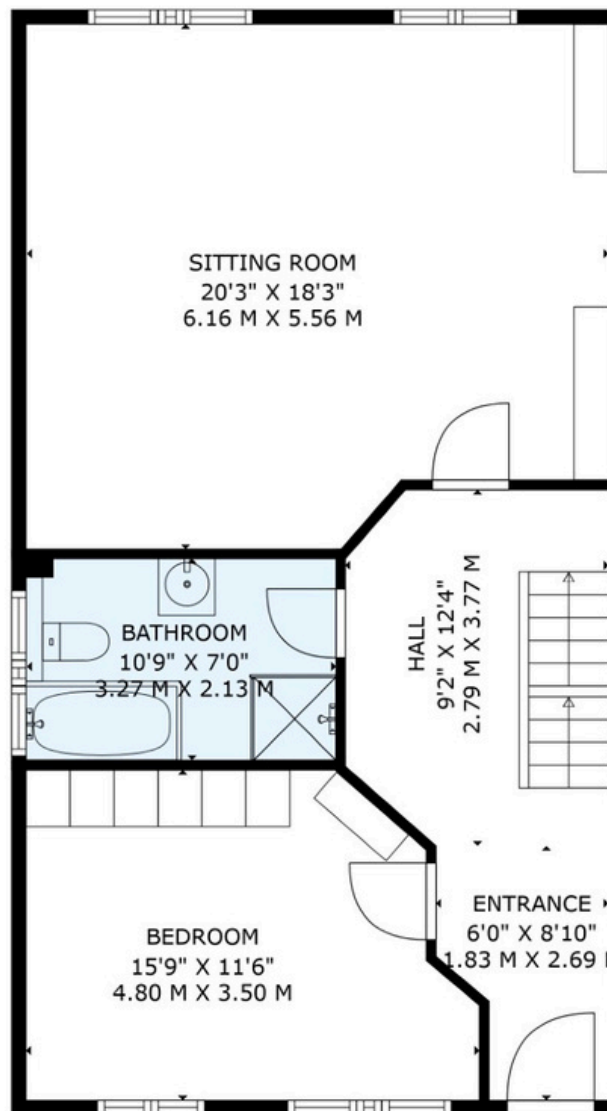
Outside - there is delightful south easterly facing courtyard garden outside the kitchen with gate to the formal communal gardens leading to the private car park. Number 6 has a garage with remote controlled up and over door and one car parking space in front. There are two shared visitors spaces.



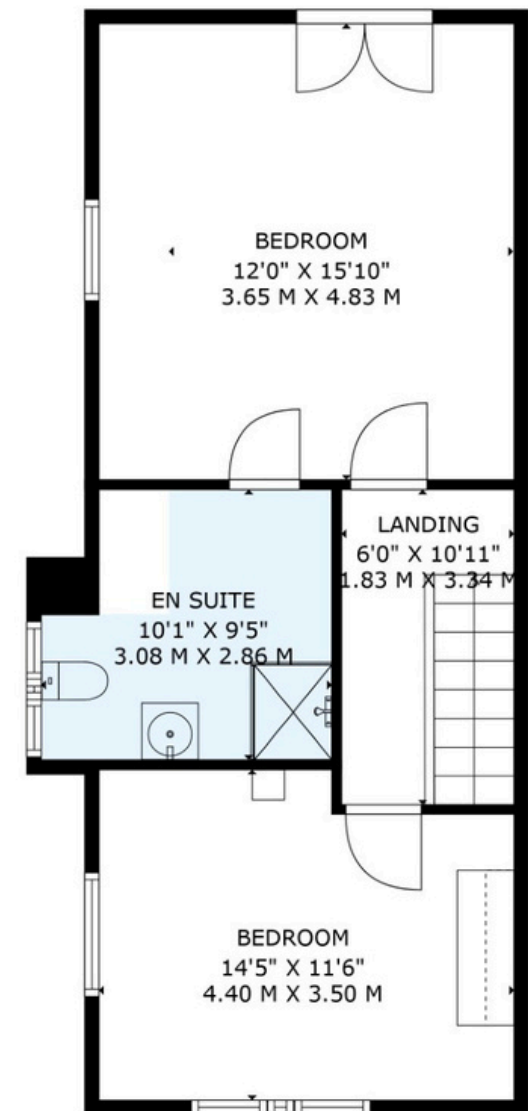




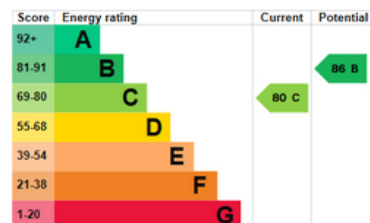
FLOOR 1



FLOOR 2



FLOOR 3



TOTAL: 1987 sq. ft, 184 m2
 FLOOR 1: 758 sq. ft, 70 m2, FLOOR 2: 757 sq. ft, 70 m2, FLOOR 3: 472 sq. ft, 44 m2
 EXCLUDED AREAS: LOW CEILING: 81 sq. ft, 8 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



Services

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

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk - F - 2024/25 - £ 3148.24

What Three Words

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Service charge

We are advised by the vendors that the annual service charge is £ 840, payable in two instalments of £ 420.

Viewing strictly by appointment with

Fine & Country Woodbridge - 01394 446 007

Email - Woodbridge@fineandcountry.com

About The Area

Woodbridge is a much sought-after market town located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town is widely known for its' beautiful historic buildings and wide-ranging amenities which include a library, two theatres, a cinema, numerous sports facilities (including sailing, rowing, tennis, bowls, rugby, and football clubs), dentists and doctors' surgeries, and a selection of highly reputable schools.

There are spectacular riverside walks from the heart of the town and Woodbridge is well placed for visiting some of the county's best-loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold, and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham, and the foot ferries at Bawdsey and Butley.

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.



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