



Little St. Johns Street | | Woodbridge | IP12 1EE

Offers In The Region Of



MORTIMERS
OF WOODBRIDGE

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Mortimers of Woodbridge are delighted to offer for sale this charming two bedroom end terrace house, offered with no onward chain, situated in the heart of Woodbridge Town Center. Having recently undergone extensive updating and modernisation, this immaculately presented home now offers a perfect blend of character and modern living, whilst almost in touching distance of the Thoroughfare.

The property is offered with no onward chain, with the accommodation consisting of an Entrance Hall, Openplan Kitchen/ Living space and Bathroom on the ground floor with two double Bedrooms on the first floor. Additional benefits include a detached garage and a good sized garden.

- Town Center Location
- Recently Updated Throughout
- Close to local amenities
- No onward chain
- Garage
- Extended Openplan Living Space
- Viewing recommended

Entrance Hall

Enter via entrance door to entrance hall, with further glazed window providing light, leading thorough to the open plan Living Space.

Living Room

10'8" x 10'11" (3.25 x 3.33m)

This inviting Living Room offers a bright and airy space, perfectly suited for family meals and entertaining. It features a generous area with double doors leading out to the garden, flooding the room with natural light. The neutral flooring complements the room's fresh and welcoming atmosphere, which flows seamlessly into the breakfast area and kitchen beyond, creating a versatile space for dining and relaxation.





Breakfast Room

10'3" x 10'0" (3.13 x 3.04m)

The breakfast room offers a cosy and practical space adjoining the kitchen and dining room, ideal for casual meals or a morning coffee. It benefits from natural light and neutral flooring, maintaining the home's bright and airy feel while providing easy access to the kitchen area and dining room.

Kitchen

12'6" x 11'7" (3.81 x 3.52m)

The kitchen is beautifully fitted with sage green cabinetry topped, with integrated appliances (dishwasher & washing machine) with white quartz work surfaces over, creating a charming yet practical cooking space. It includes a farmhouse-style sink set beneath a window, allowing natural light to brighten the room and the green tiled splashbacks add a rich contrast. The kitchen opens to the breakfast room and dining area, enhancing the open-plan feel and making it a sociable hub of the home.

Bathroom

This well-appointed bathroom includes a bathtub with a shower overhead, complemented by a stylish tiled surround and a panelled bath side. The room features a modern white basin set atop a wooden vanity unit and a close-coupled WC. A small window allows natural light to enter while maintaining privacy, and the tasteful tiles and neutral floor create a clean, contemporary finish.

Bedroom 1

10'10" x 10'0" (3.29 x 3.04m)

The first bedroom is a spacious and bright room featuring a large window that floods the space with natural light. It has a neutral colour scheme complemented by dark wood flooring and a decorative feature wall with panelling behind the bed area, creating a warm and inviting atmosphere. The room comfortably accommodates a double bed and additional furniture, providing a restful retreat.

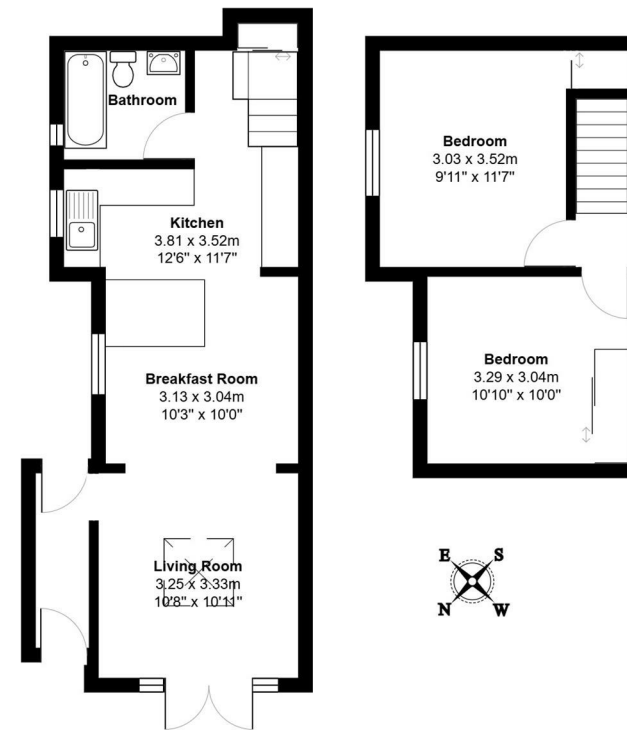
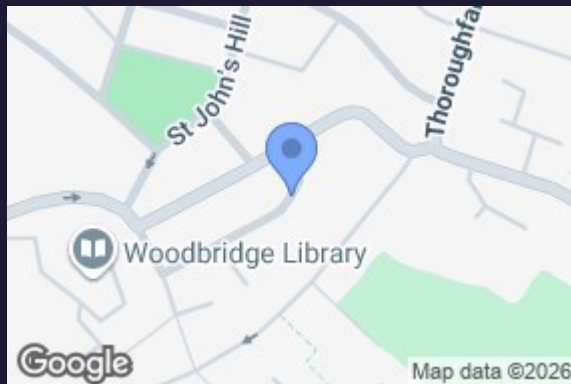
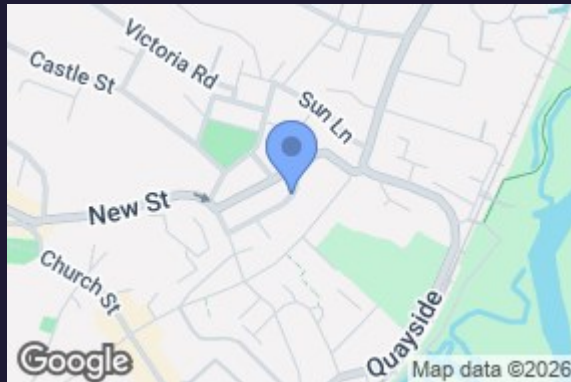
Bedroom 2

9'11" x 11'7" (3.03 x 3.52m)

The second bedroom offers a generous size with a large window overlooking the garden, filling the room with natural light. It features dark wood flooring and a neutral colour palette with a charming half-height painted wall behind the bed, adding character and warmth. This room is well suited to a double bed and additional bedroom furniture, creating a comfortable and peaceful space.

Rear Garden

The garden is a delightful outdoor space combining a paved patio area for seating or entertaining with a lawn bordered by a brick wall and wooden fencing, offering privacy and shelter. The garden path leads to the rear gate, providing access to the single garage, while the generous lawn provides room for outdoor activities and gardening. The area enjoys plenty of natural light, making it a pleasant spot for relaxing or socialising.



Total Area: 62.9 m² ... 677 ft²

Council Tax Band **B**

EPC Rating **D**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	86
(81-91) B	
(69-80) C	66
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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