



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

ASH CLOSE, WOODBRIDGE, IP12 4BP

TENURE : FREEHOLD

GUIDE PRICE £400,000

- Semi Detached Family Home
- Three Bedrooms
- Garage & Driveway
- Cul-De-Sac Location
- Bathroom & Shower Room
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

With doorway to the...

Open Plan Living Area

A superb living space with parquet flooring throughout, a feature fireplace, stairs off to the first floor, patio doors to the rear garden and a door to the Kitchen.

Initial Lounge Area 3.60m x 2.10m (11' 10" x 6' 11")

Main Lounge Area 6.14m x 2.90m (20' 2" x 9' 6")

Dining Area 5.22m x 2.43m (17' 2" x 8')

Kitchen 3.32m x 2.42m (10' 11" x 7' 11")

Fitted with wall and base units, work surfaces over, insert sink/drain unit, cooking range with cooker hood.

Utility Area 1.67m x 0.96m (5' 6" x 3' 2")

With a door to the rear garden and to the...

Shower Room

Fitted with a shower tray and glass-brick screen, WC and wash basin.



First Floor Landing

With doors to...

Bedroom One 4.47m x 2.84m (14' 8" x 9' 4")

A good double with window to rear aspect and fitted storage

Bedroom Two 4.09m x 2.80m (13' 5" x 9' 2")

Another good double with window to front aspect, and fitted slide-door wardrobes.

Bedroom Three 3.48m x 2.26m (11' 5" x 7' 5")

(Max measurements) A third double with window to rear aspect.

Bathroom

Fitted with a corner bath, WC and wash basin.

Outside

To the front of the property is a garden with stone chip area and planting beds, driveway and access to the garage, which has an electric roller door. A side gate leads to a seating area and raised beds and a pathway to the rear garden which has a patio area, raised stone-chip bed and planting beds.

THE PROPERTY & LOCATION

A well-proportioned family home situated in a popular cul-de-sac location in Woodbridge. The property comprises an entrance hall, open plan living area, kitchen, utility area and ground-floor shower room, and three bedrooms and a bathroom on the first floor. There's a pleasant garden, garage and a driveway. There's gas central heating, double-glazed windows and no onward chain.

The historic, picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk, Market Town has to offer. Ash Close is located near to Kingston Field and the river Deben, with the leisure centre, cinema, doctors rail station and the town centre all within walking distance.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
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REGISTERED NUMBER: 9421778
REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

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