



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



1 Fynn Road

Woodbridge, IP12 4LS

**Guide price £585,000**



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## Description

A spacious detached bungalow occupying a popular position to the west of Woodbridge set its own partly walled gardens. The property offers well laid out accommodation all off a generous hall with a sleeping rooms off a private hall. The property has been well maintained and has the added benefit of solar panelling, which provides some free electricity as well as an income depending on the weather of approximately £2,100 a year. The property is also offered for sale with no onward chain.

## Location

The property is situated in an excellent position to the West of the town centre, yet still convenient to walk to. The sought after market town of Woodbridge is located on the River Deben, with superb sailing and rowing facilities. It offers a variety of amenities including boutique shops along national brands, cinema, swimming pool, library, as well as a variety of restaurants. There is also a railway station to Ipswich which is on the mainline to London's Liverpool Street. Woodbridge has excellent schools for all age groups and all within walking distances and a number of golf courses close by. Woodbridge is also the gateway to the heritage coast an area of outstanding natural beauty.

## Entrance Porch

Tiled floor and door to

## Reception Hall

8'5 x 7 (2.57m x 2.13m)

Ceiling fan light, electric heater and radiator.

## Sitting Room

16'6 x 13'8 (5.03m x 4.17m)

Double glazed patio doors to conservatory, attractive fireplace with marble hearth and inset with wood surround and coal effect gas fire. Two radiators.

## Conservatory

15 x 8'9 (4.57m x 2.67m)

Double glazed windows to rear and side, with matching French doors to garden, two ceiling fan lights and tiled floor.

## Dining Room

13'8 x 9'11 (4.17m x 3.02m)

Double glazed window to rear, door to sitting room and radiator.

## Kitchen

12'2 x 11'6 (3.71m x 3.51m)

Double glazed window to front, comprehensively fitted wood units under a work top with cupboards and drawers under, fitted sink unit and single drainer, plumbing for dishwasher, built in four ring hob. Further work surfaces with cupboards and drawers under, integrated fridge and wall cupboard with double oven and breakfast bar. Range of eye level units, tiled floor and radiator.

## Utility Room

12'1 x 5'6 (3.68m x 1.68m)

Double glazed window to front and half glazed door to the side. Fitted sink unit and single drainer with cupboards under and plumbing for washing machine. Wall unit with integrated fridge and freezer, tiled floor and radiator.

### Inner Hall

Access to loft, built in cupboard and airing cupboard, electric heater and radiator.

### Bedroom One

13'2 x 12 (4.01m x 3.66m)

Double glazed window to rear, range of fitted bedroom furniture, fitted wardrobes and radiator. Door to

### Ensuite Shower Room

9'10 x 6'3 (3.00m x 1.91m)

Double glazed window to side, fully tiled shower cubicle, low level wc and wash hand basin, radiator and underfloor heating.

### Bedroom Two

13'2 x 11'5 (4.01m x 3.48m)

Double glazed window to front, range of fitted bedroom furniture, fitted wardrobes and radiator.

### Bedroom Three

13'1 x 11'3 (3.99m x 3.43m)

Double glazed window to front, fitted wardrobes, shelving and radiator.

### Bathroom

10'11 x 7'2 (3.33m x 2.18m)

Double glazed window to side, panelled bath and shower attachment, low level wc and wash hand basin and radiator.

### Outside and Gardens

Brick paved driveway leads up to a detached garage (17'9 x 17'6) with electric door. front garden laid to lawn behind a hedge. Access to the rear garden with a patio to the immediate rear of the property leading onto lawned gardens with flower and shrub borders enclosed by a brick wall and panel fencing.

### Agents Notes

Services: mains drainage, electricity, gas and water are connected to the property.

Tenure: Freehold

EPC: Band B

Council Tax: Band E

Local Authority: East Suffolk Council.



Road Map



Hybrid Map



Terrain Map



Floor Plan

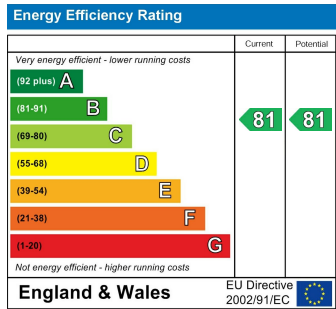


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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