



33 Grundisburgh Road, Woodbridge

Offers in Region of **£290,000**





Grundisburgh Road

Woodbridge

Spacious two bedroom semi with ensuite, garden outbuilding (ideal office or studio), large driveway, and lawned garden. Close to Woodbridge town centre, schools, and transport links.

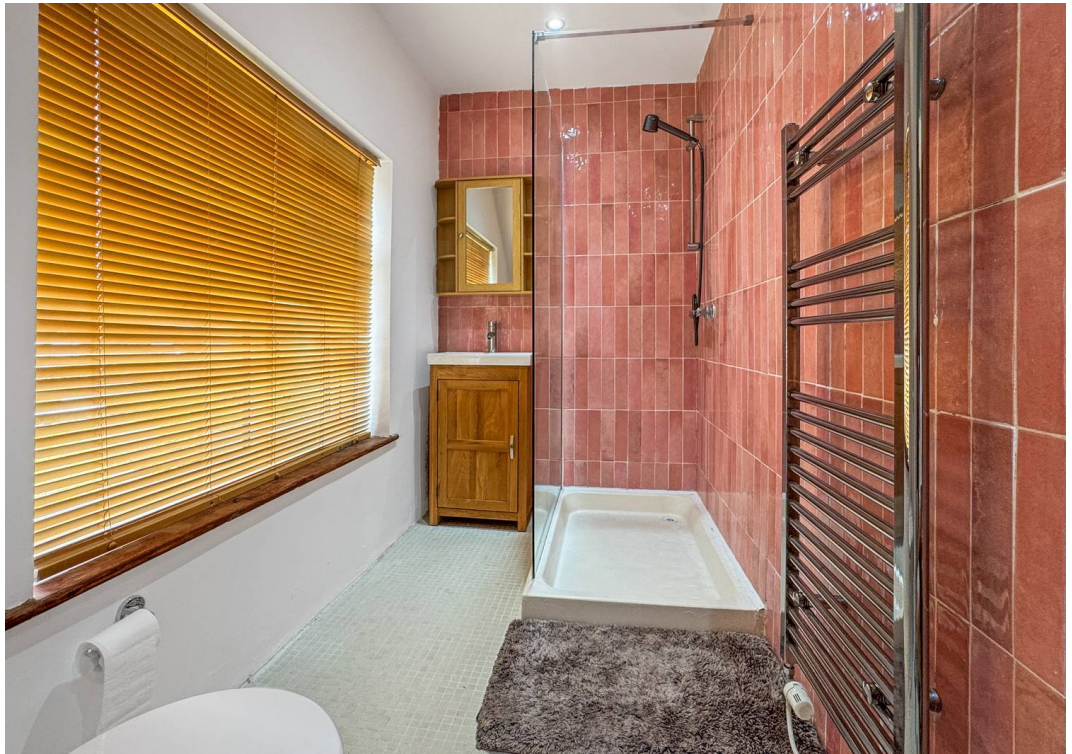
Council Tax band: B

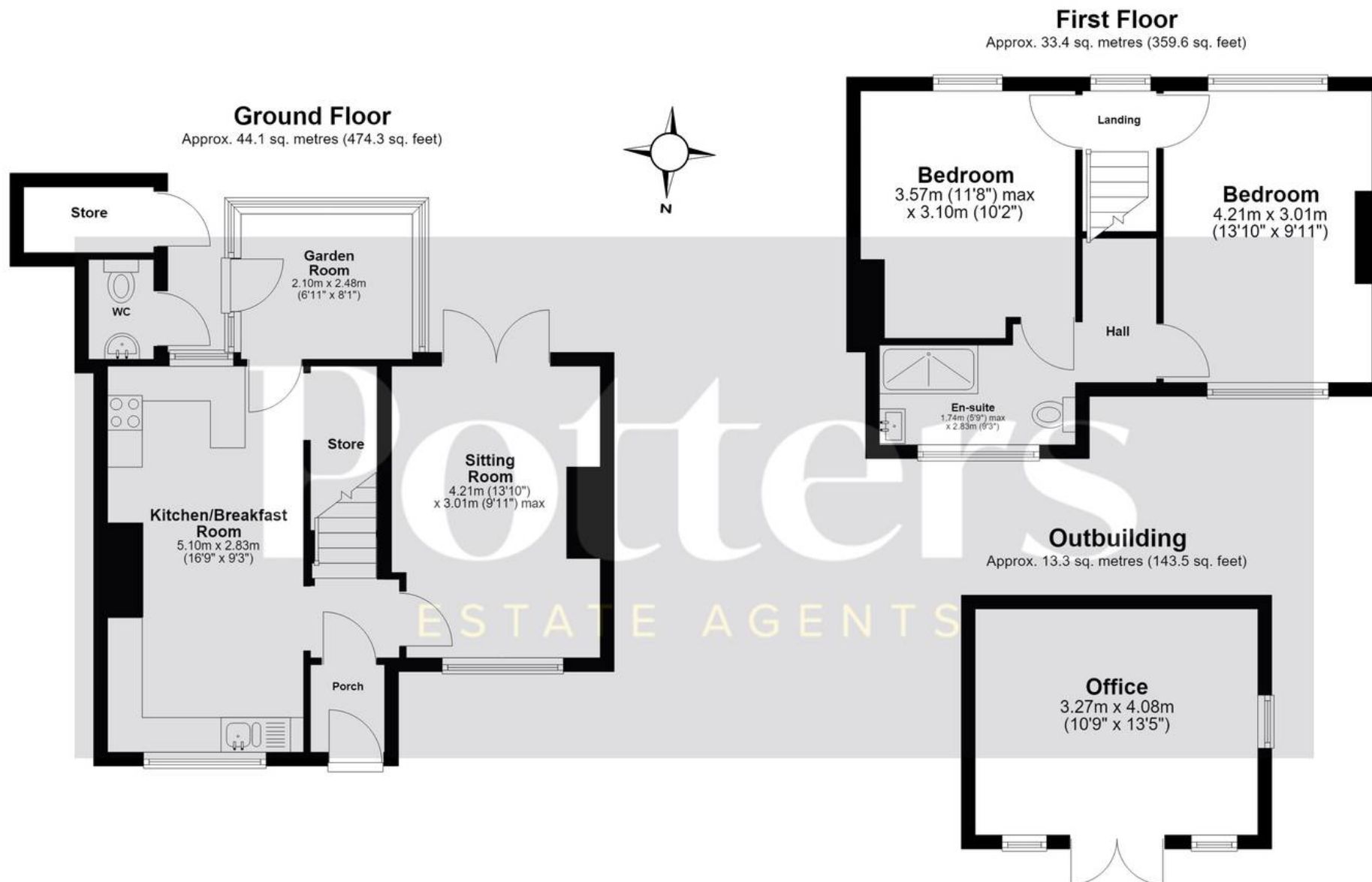
Tenure: Freehold

EPC Energy Efficiency Rating: C

- Light and airy two-bedroom semi-detached home with approximately 977 sq ft of accommodation, including the summerhouse
- Extensively yet sensitively modernised while retaining original character
- Bright dual-aspect sitting room with feature fireplace and French doors to the garden room
- Generously proportioned kitchen/breakfast room with walk-in under-stairs pantry
- Two well-proportioned double bedrooms sharing a Jack and Jill shower room
- Fully insulated detached summerhouse with power, lighting, wired internet and French doors, ideal as a home office, studio, workshop or hobby room
- Excellent storage, including a newly boarded and insulated loft, walk-in pantry, outhouse and garden shed
- Mature, securely enclosed rear garden arranged with children and pets in mind
- External WC providing additional convenience for the garden and summerhouse
- Generous gravelled driveway, with separate rear access and additional parking beside the summerhouse







Total area: approx. 90.8 sq. metres (977.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

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