



Brookside Brandeston Road, Earl Soham Woodbridge IP13 7RU



welcome to

Brookside Brandeston Road, Earl Soham Woodbridge

****FIELD VIEWS**** A semi-detached family home offering a kitchen/diner, spacious lounge with a conservatory, three bedrooms all with built in furniture, two bathrooms, enclosed rear garden with a summer house and two garages with ample parking all located in village of Earl Soham.

Location

This thriving village, which is situated centrally within Suffolk, has a good local community and provides a wide range of local facilities including the local butcher and delicatessen, together with business centre for small businesses. There is a primary school and a pre-school playgroup, tennis and bowls clubs as well as active cubs/scouts groups. The well renowned Victoria Public House serves beer brewed in the Earl Soham brewery.

The historic market town of Framlingham (4 miles to the east), Debenham (4 miles to the west), and Woodbridge (13 miles to the south) provide a wide range of local shopping, commercial and recreational facilities, together with excellent schools in both the private and state sectors. The village lies within a designated conservation area and is surrounded by the picturesque countryside of the Deben Valley.

The county town of Ipswich lies some 14 miles to the south and provides regular main line rail services to London's Liverpool Street Station taking just over one hour. The A14 is accessible some 12 miles to the west and provides a dual carriageway link to Cambridge and the Midlands, as well as to London (via the A12).

Accommodation Entrance Porch

Front aspect door, carpet and electric storage heater. Doors to;

Shower Room

Enclosed tiled shower cubicle, wash hand basin in vanity unit, extractor fan and tiled floor.

Entrance Hall

Carpet, electric storage heater, stairs leading to the first floor and under stairs storage cupboard. Doors to;

Kitchen

18' 5" x 9' 5" (5.61m x 2.87m)

Dual aspect double glazed windows and door leading into the rear porch. Fitted kitchen with wall and base units, tiled splash back, work surfaces, stainless steel sink and drainer, recessed spot lights, electric storage heater, carpet, spaces for washing machine, tumble dryer, fridge/freezer and electric oven with extractor hood.

Rear Porch

Side aspect door leading out into the garden, carpet and door to;

Bathroom

Side aspect double glazed window, panelled bath with shower over, low level flush wc and wash hand basin in vanity units, tiled walls, electric storage heater and carpet.

Lounge

24' 3" Max x 11' 11" Max (7.39m Max x 3.63m Max)

Rear aspect double glazed window and French doors leading into the conservatory, fireplace housing an electric fire, wall mounted lights, carpet and electric storage heater.

Conservatory

18' 3" x 8' 1" (5.56m x 2.46m)

Dual aspect double glazed windows and French doors leading out into the garden, carpet.

Landing

Front aspect double glazed window, electric storage heater, loft hatch and carpet. Doors to;

Bedroom One

14' 3" Max x 11' 1" (4.34m Max x 3.38m)

Rear aspect double glazed window, carpet, electric storage heater, fitted furniture including wardrobes, over the head storage cupboards and vanity desk. Door to;

Cloakroom

Low level flush wc and wash hand basin in vanity units, electric storage heater, built in storage cupboard, wall mounted lighting, carpet and extractor fan.

Bedroom Two

11' 8" x 10' 11" (3.56m x 3.33m)

Rear aspect double glazed window, carpet, electric storage heater, fitted furniture including wardrobes and vanity desk.

Bedroom Three

9' 5" Max x 7' 3" (2.87m Max x 2.21m)

Front aspect double glazed window, carpet, electric storage heater, fitted furniture including wardrobes and storage cupboards.

Outside

To the front of the property is a laid to lawn area with a hard standing driveway to the side providing off road parking for multiple vehicles, access to two garages which benefits from power and light.

The rear garden is mainly laid to lawn with various mature planted shrubs and flowers, summer house with a shingled and paved patio areas making these great spots to relax and dine in throughout the summer months, enclosed via fencing and mature hedging, gate leading out onto the rear fields.



Ground Floor



First Floor

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**Brookside Brandeston Road,
Earl Soham Woodbridge**

- Semi-Detached Property Situated In A Village Location
- Kitchen With Spaces For Whites Goods
- Spacious Lounge With Conservatory
- Two Ground Floor Bathrooms
- Master Bedroom With Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£375,000



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Property Ref:
FLH105575 - 0003

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