



**The Street, Butley Woodbridge IP12 3PB**

**welcome to**

**The Street, Butley Woodbridge**

Situated in the quaint village of Butley, conveniently situated for Wantisden Park, is this modern three bedroom detached house, offered for sale with no onward chain. The property would ideally suit the growing family and is surrounded by open fields.



## Front

To the side of the property there is a paved area providing parking for multiple vehicles and giving access to the garage.

## Entrance Hall

With glazed entrance door, stairs to the first floor, open plan to the dining room and door to the...

## Cloakroom

Dual aspect with obscure glazed windows to the front and side, low level WC, wash hand basin with waterfall tap and tiled splashback over and unit under, radiator, ceiling spotlight.

## Dining Room

9' Max. x 16' 1" Max. ( 2.74m Max. x 4.90m Max. )  
With access to the kitchen and living room, window to the front with radiator under, further radiator.

## Lounge

11' 8" Max. x 24' 11" Max. ( 3.56m Max. x 7.59m Max. )  
A triple aspect room with window to the front offering field views, radiator under, two windows to the side and patio doors to the rear, feature built-in electric fire with tiled hearth, access to the...

## Kitchen

18' x 8' 3" into door recess ( 5.49m x 2.51m into door recess )  
Fitted with a range of wall and base mounted units with worktops and tiled splashback, window and obscure glazed window to the rear, window and skylight to the side, one and a quarter drainer sink with mixer tap, dishwasher, built-in oven, hob with extractor over, built-in washing machine, fridge/freezer, space for dryer, wall mounted boiler, inset ceiling spotlights.

## First Floor Landing

Window to side, inset ceiling spotlights, loft hatch, doors to all the rooms.

## Bedroom One

10' 7" Max. x 13' Max. ( 3.23m Max. x 3.96m Max. )  
Window to the side and window to the front offering field views, radiator under.

## Bedroom Two

10' 11" x 9' 10" ( 3.33m x 3.00m )  
Window to the rear with radiator under, built-in wardrobes.

## Bedroom Three

10' 2" Max. x 9' 11" Max. ( 3.10m Max. x 3.02m Max. )  
Window to the front offering field views, radiator under, fitted wardrobes.

## Bathroom

Obscure glazed window to the rear, heated towel rail, four piece suite, low level WC, pedestal wash hand basin, bath, shower cubicle with electric shower, tiled floor and half tiled walls.

## Outside

Driveway parking for two to three cars

## Rear Garden

A large patio area provides ample entertaining space. To the side a gate provides access into the garage. A lawned rear leads on to a further parking area accessed via a gate.

## Home Office

15' 11" x 7' 9" into door ( 4.85m x 2.36m into door )  
Converted from the former garage. With garage door to the front, windows to the side and rear and door to the side. Internally the walls are insulated and plastered, carpeting, power connected.



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## The Street, Butley Woodbridge

- Three Bedroom Detached House
- No Onward Chain
- Two Reception Areas
- 18ft Modern Kitchen
- Under-Floor Heating

Tenure: Freehold EPC Rating: F  
Council Tax Band: D

offers in excess of

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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WBG105308 - 0004

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