



89a Edwin Avenue, WOODBRIDGE IP12 1JR

welcome to

89a Edwin Avenue, WOODBRIDGE

Situated within walking distance of local amenities, this five bedroom detached family home offers good size accommodation together with garage and parking.



Outside Front

The property is approached via a shingle driveway, providing parking for multiple vehicles. A pathway gives access to the front door and into the...

Entrance Hall

Tiled floor, radiator, under stairs storage cupboard, further storage cupboard, obscure glazed window to the front. Doors to...

Cloakroom

Low level WC with concealed cistern, wash hand basin with mixer tap, obscure glazed window to the front, radiator and extractor fan.

Living Room

11' 4" Max. x 24' 1" Max. (3.45m Max. x 7.34m Max.)
A dual aspect room with windows to front and rear, patio doors to the rear, 2 vertical wall radiators, speaker system inset into the ceiling, inset gas fired.

Kitchen / Diner

18' 6" Max. x 12' 3" Max. (5.64m Max. x 3.73m Max.)
Vertical wall radiator, window to the side and rear, one and a quarter drainer sink with mixer tap, tiled splashback, range of wall and base mounted units, built-in oven, grill, hob and extractor unit, space for a dishwasher and American style fridge/freezer, inset ceiling spotlights, loft hatch, water softener, space for an eight seater table. Access to the...

Utility Room

6' 7" x 5' 8" (2.01m x 1.73m)
Door to the side, base and wall mounted units, space for washer/dryer, Viessmann wall mounted combi boiler.

First Floor Landing

Shelved airing cupboard housing hot water cylinder, radiator, window to the front.

Master Bedroom

8' 9" x 10' 8" (2.67m x 3.25m)
Window to the rear, radiator, built-in wardrobes, access to the...

En-Suite

Obscure glazed window to the rear, pedestal wash hand basin with mixer tap, tiled walls and floor, low level WC, walk-in shower, heated towel rail, inset ceiling spotlights, extractor fan.

Bedroom Three

10' 11" Max. x 8' 4" Max. (3.33m Max. x 2.54m Max.)
Window to the rear, vertical wall radiator, built-in wardrobes, USB sockets.

Bedroom Five

8' 4" Max. x 10' 8" Max. (2.54m Max. x 3.25m Max.)
Window to the front, radiator, built-in wardrobes.

Family Bathroom

Walk-in shower, tiled walls and floor, inset ceiling spotlights, extractor fan, pedestal wash hand basin, low level WC, heated towel rail, obscure glazed window to the front.

Second Floor Landing

Velux window to the rear with fitted blind. Access to bedrooms two and four.

Bedroom Two

11' 2" x 9' 6" (3.40m x 2.90m)
Two Velux windows to the rear with fitted blinds, radiator, full length built-in sliding door wardrobes, Sky point.

Bedroom Four

9' Max. x 8' 11" Max. (2.74m Max. x 2.72m Max.)
Obscure glazed window to the side, built-in eaves wardrobe, loft hatch and radiator.

Rear Garden

Commencing with a patio area, the remainder of the garden is mainly laid to lawn, with raised beds to the sides. A rear gate gives access to the garage, outside tap.

Garage

Door to the side, electric roller door to the front, pitched roof storage, range of wall and base units and worktops.

Shed

With power connected.



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welcome to

89a Edwin Avenue, WOODBRIDGE

- Five Bedroom Detached Family Home
- Conveniently Located for Local Amenities
- Generous Size Living Room
- Modern Fitted Kitchen with Built-in Appliances
- Cloakroom & Utility Room

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

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109335 - 0002

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