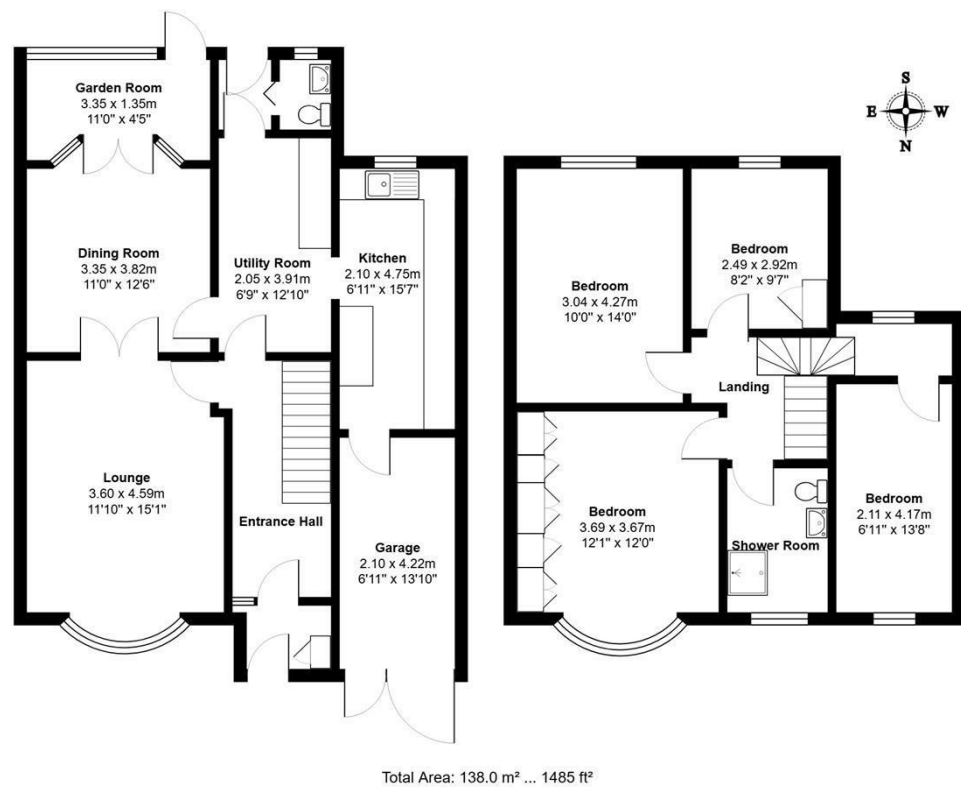


82 Woodbridge Road East, Ipswich IP4 £350,000

5PH
This EXTENDED FOUR BEDROOM semi-detached house on Woodbridge Road East offers an opportunity to update and create your ideal living space in a desirable location, well set back from the road. Benefiting from SPACIOUS accommodation and has gas central heating, 1st floor bathroom, ground floor cloakroom, ample off road parking and a garage. Contact us now to book your viewing.



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Entrance Hall:

Stairs to 1st floor, radiator, beautiful Parquet flooring, doors to...

Lounge: 11'10" x 15'1" (3.60 x 4.59m)

This spacious lounge features a large bay window to front, feature parquet flooring and fireplace with a wooden surround and brick detailing, complemented by a picture rail. There is a radiator, double doors into the dining room.

Dining Room: 11'0" x 12'6" (3.35 x 3.82m)

The dining room offers wood-effect flooring, a radiator, picture rail and connects directly to the garden room through double doors, enhancing the sense of space and light.

Garden Room: 11'0" x 4'5" (3.35 x 1.35m)

Large windows to rear and a double glazed window to rear.

Kitchen: 15'7 x 6'11 (4.75m x 2.11m)

A vaulted ceiling with a skylight and double glazed window to rear. A range of wall and base units, sink and drainer, space for appliances, radiator, tiled splash backs, drawers, work tops, door to garage. Opens through to the utility room.

Utility Room: 12'10 x 6'9 (3.91m x 2.06m)

Large space with worktops, untis, radiator, door to lobby and door to dining room.

Lobby:

Double glazed door to outside door to...

Cloakroom:

Double glazed window to rear, W.C and hand wash basin.

1st Floor Landing:

The landing is a light and practical space, It provides access to the bedrooms and shower room, featuring traditional spindled balustrades and a carpeted staircase leading downstairs.

Bedroom 1: 12'1" x 12'0" (3.69 x 3.67m)

This bedroom features a large bay window filling the room with natural light, wooden laminate flooring, radiator and a wall of built-in wardrobes

Bedroom 2: 10'0" x 14'0" (3.04 x 4.27m)

With a window overlooking the garden to the rear and a radiator.

Bedroom 3: 6'11" x 13'8" (2.11 x 4.17m)

With a large window to front and a radiator.

Bedroom 4: 8'2" x 9'7" (2.49 x 2.92m)

With a window to rear, cupboard and a radiator.

Shower Room:

With a window to front, a curved glass shower enclosure, a vanity unit with integrated basin and storage and a WC. The walls are partially tiled and a radiator.

OUTSIDE:

The frontage is 95ft (sts) from the path to the house with a driveway provding off road parking for several cars. There is a range of shrubs, shingle areas, access to the rear via a gate and access to the garage.

The rear garden is 60ft (sts) and has concrete, shingle areas, raised planting beds and 2 green houses.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

