



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

STATION ROAD, WOODBRIDGE, IP12 4AT

TENURE : FREEHOLD

GUIDE PRICE £675,000

- Detached Character Home
- Four Bedrooms
- Conservatory & Study
- Grade II Listed
- Living & Dining Rooms
- Garage

THE ACCOMMODATION



Dining Room 4.02m x 3.76m (13' 2" x 12' 4") A characterful entrance with exposed timber floor and beams, inglenook fireplace, window to front aspect, door to the stairs off to the first floor, a door to the kitchen and open to the...

Living Room 5.07m x 3.55m (16' 8" x 11' 8") Exposed timber floor and beams, inglenook fireplace, window to front aspect, and a door to the...

Study 2.97m x 2.25m (9' 9" x 7' 5") With window to rear aspect and door to the...

Lobby & Cloakroom Lobby connecting study and kitchen with access to a cloakroom with a WC and wash basin.

Kitchen 4.55m x 3.24m (14' 11" x 10' 8") (maximum measurements provided) Fitted with a range of cabinets and work surfaces with inset sink/drain unit, electric hob and oven, exposed brickwork and timbers, a window to rear aspect and a door to the rear lobby, which has a door to the side passageway, plumbing for a washing machine and a door to the

Conservatory/Family room 6.82m x 2.33m (22' 5" x 7' 8") A fantastic addition with doors to the garden and door to...

Study/Bedroom Four & En-Suite 3.88m x 2.15m (12' 9" x 7' 1") (measurement excludes door recess) With window overlooking the garden and a door to the En-Suite Shower Room; fitted with a shower, WC and wash basin.

First Floor Landing with an airing cupboard and doors to...

Bedroom One 5.55m x 3.40m (18' 3" x 11' 2") (maximum Measurements provided) With exposed timber and brickwork, built-in wardrobes, and window to the front aspect.

Bedroom Two 3.70m x 3.07m (12' 2" x 10' 1") (Maximum measurements provided) With exposed timber and brickwork, window to front aspect.

Bedroom Three 3.05m x 1.87m (10' x 6' 2") With exposed timber and window to rear aspect.

Bathroom Fitted with a WC, wash basin and panelled bath, and window to rear.

Outside To the front of the property is an enclosed garden with planting beds, side pedestrian access leads to the lobby adjoining the conservatory and kitchen. The rear garden has a lawn, patio, woodshed and planting beds, and a large garage with power and light, accessed from Kingston Road and Morley Avenue.

Listing Information Details 1. STATION ROAD 1852 (South Side) Nos 46 and 48 TM 2748 3/232 II GV Legal This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



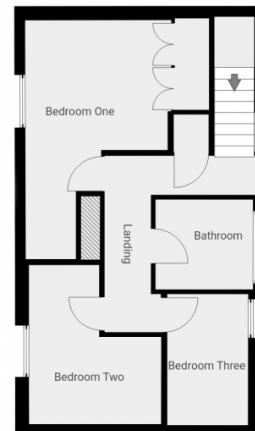
THE PROPERTY & LOCATION

A superb detached period family home in Woodbridge, a short distance from the River Deben, the Town Centre, Railway Station, Framfield Medical Centre and the Cinema. The property is one of the oldest known residences in Woodbridge and has been lovingly restored and maintained over the last five decades by the current owner. The generous accommodation comprises an open-plan dining and living room, kitchen, study, conservatory/family room, cloakroom, a ground-floor bedroom/home office and shower room, three further first-floor bedrooms, and a family bathroom. There is also a garage and a pleasant south-facing garden.

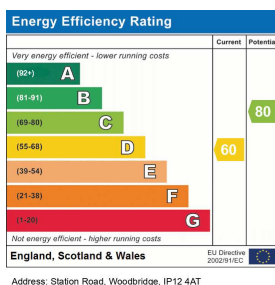


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TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Council Tax Banding : E

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
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 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given