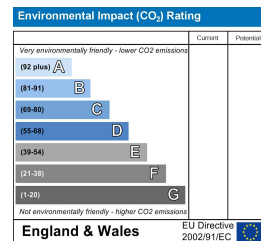
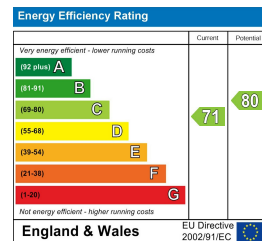


Total Area: 138.0 m² ... 1485 ft²



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.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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82 Woodbridge Road East, Ipswich, IP4 5PH

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, units, 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 providing 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

