



**Beaconsfield Road, WOODBRIDGE IP12 1EQ**

**welcome to**

**Beaconsfield Road, WOODBRIDGE**

Offered for sale with no onward chain, this charming three bedroom cottage, located just a short walk from the Thoroughfare, benefits from generous sized accommodation, together with gardens and parking space.



### **Entrance Hall**

Engineered oak flooring, radiator, staircase to the first floor, door to the...

### **Living Room**

11' 1" x 10' 10" ( 3.38m x 3.30m )

With a feature wall, 2 large secondary glazed sash windows to the front, engineered oak flooring, radiator, TV point.

### **Dining Room**

13' 7" x 11' 4" ( 4.14m x 3.45m )

Double glazed window to the rear and a door leading through to a cellar, engineered oak flooring and ample space for a large table and chairs setup.

### **Cellar**

Currently used as storage.

### **Kitchen**

7' 5" x 7' 4" ( 2.26m x 2.24m )

Two double glazed windows to the side with a door leading through to the garden, hard tiled grey wood effect flooring, airing cupboard housing the boiler and space for a dishwasher. Fitted with a range of wall and base mounted units in country white with oak effect worktops, ceramic white one and a half bowl sink and drainer, mixer tap, integrated oven with electric hob and extractor hood. inset ceiling spotlights, tiled splashback.

### **Bathroom**

This attractive bathroom, which has been modernised by the current owners, benefits from partially tiled walls in a Metro tile, with grey wood effect tiled flooring, inset ceiling spotlights and extractor fan, double glazed window to the side and vertical wall radiator, low level WC, vanity wash hand basin, bath with foldable glass screen and overhead shower.

### **First Floor Landing**

Double glazed window to the rear with stunning views across Woodbridge, radiator, door to the...

### **Cloakroom**

With low level WC, wash hand basin and grey wood effect flooring,

### **Master Bedroom**

15' 4" x 10' 11" ( 4.67m x 3.33m )

A large master bedroom, boasting three arched sash windows with secondary glazing, radiator, alcove.

### **Bedroom Two**

10' 11" x 8' 5" ( 3.33m x 2.57m )

Double glazed window to the rear, radiator, feature panelled wall and built-in wardrobe.

### **Second Floor Landing**

With large storage cupboard and door to...

### **Bedroom Three**

15' 6" x 10' 11" ( 4.72m x 3.33m )

Forming part of a loft conversion done many years ago, this is a generous third bedroom, with Velux window radiator, space for a king size bed.

### **Outside**

#### **Front Garden**

Benefitting from beautiful frontage along the prestigious Beaconsfield Road, the walled front garden comprises of flowerbeds and a path leading to the front door.

#### **Rear Garden**

To the rear there is a private, tucked away, un-overlooked garden which benefits from a large hard standing seating area to enjoy the afternoon sun. There is a path leading through to the rear gate where there is a block paved parking space for one vehicle. The garden is partially walled and fully enclosed, with flower beds and 2 brick sheds and useful utility room, with power. There is also outside lighting and tap.



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## Beaconsfield Road, WOODBRIDGE

- Situated in the Heart of Woodbridge
- Two Double Bedrooms & Good Size Third Bedroom
- Two Generous Reception Rooms
- Modern Kitchen & Bathroom
- Cellar

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

**£400,000 to £425,000**



Please note the marker reflects the postcode not the actual property

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