



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**PORTLAND CRESCENT, WOODBRIDGE, IP12 4DZ**

**TENURE : FREEHOLD**

**GUIDE PRICE £450,000**

- Semi-Detached Family Home
- Three Bedrooms
- Bathroom & Shower Room
- Three Reception Rooms
- Double-Glazed Windows
- Gas Central Heating

# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor, and doors to...

## Study 3.39m x 2.99m (11' 1" x 9' 10")

(max measurements) with windows to front and side aspect, and a door to the...

## Kitchen/Breakfast Room 5.37m x 4.27m (17' 7" x 14' )

(Overall measurements) Fitted with a range of wall and base units, with work surfaces over, inset sink/drainer unit, gas and electric cooker point, window to rear aspect, doors to the garden, to the dining room and to the...

## Utility Room 2.51m x 1.74m (8' 3" x 5' 9")

With a door to outside, base units, work surfaces and inset sink, plumbing for washing machine and a wall-mounted boiler servicing the hot water and heating. Door to the...

## Shower Room

Fitted with a walk-in shower enclosure, WC and wash basin.

## Living Room 5.55m x 3.82m (18' 3" x 12' 6")

A generously proportioned living room with window to front aspect, a wood-burning stove and double doors to the...

## Dining Room 3.07m x 3.03m (10' 1" x 9' 11")

With window to rear aspect and door to the kitchen.

## First Floor Landing

With window to rear aspect, and doors to...

## Bedroom One 4.08m x 3.02m (13' 5" x 9' 11")

With window to front aspect and built-in double wardrobe.

## Bedroom Two 3.39m x 3.01m (11' 1" x 9' 11")

With dual aspect windows and built-in wardrobe.

## Bedroom Three 2.68m x 2.44m (8' 10" x 8' )

With window to rear aspect.

## Bathroom

Fitted with a WC, wash basin and panelled bath with shower over, and window to rear aspect.

## Outside

To the front of the property is a well-stocked garden with planting beds and lawn. There's a pond and fencing to boundaries. A side pathway leads to the rear garden, which is a very good size, with lawn areas, planting beds, a large workshop and a parking space beyond.



## THE PROPERTY & LOCATION

A well-presented semi-detached home situated within a popular location. The property offers excellent family accommodation comprising an entrance hall, Living Room, Dining Room, Study, Kitchen/Breakfast Room, Utility, Shower Room, Three Bedrooms and a Bathroom. There's a superb garden with outbuilding, gas central heating, double-glazed windows and off-road parking.

The historic, picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk, Market Town has to offer. Portland Crescent is located near the cemetery, off Warren Hill Road, with easy access to local amenities including Framfield House, the river Deben, with the leisure centre, cinema, rail station and the town centre all within walking distance.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : C



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

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