



Samuel Collins Way, Grundisburgh Woodbridge IP13 6FH



welcome to

Samuel Collins Way, Grundisburgh Woodbridge

Living in Grundisburgh means enjoying a vibrant community, excellent schools, and superb transport links, all within a tranquil, rural backdrop. This Flagship property delivers the quality, space and lifestyle most buyers only dream of. Don't miss the chance to make this outstanding home your own.

Accommodation

Entrance Hall

Double glazed entrance door into hallway with fitted matwell and stairs to first floor.

Cloakroom

Two piece suite comprising of low level WC and pedestal wash hand basin. Radiator, extractor fan and obscure double glazed window to front aspect.

Living/Dining Room

17' 3" x 17' 8" max (5.26m x 5.38m max)

Two radiators, storage cupboard, double glazed windows to side and rear, and double glazed door into rear garden.

Kitchen

10' 9" x 8' 1" (3.28m x 2.46m)

Base and eye level units with adjoining worktop. Integrated fridge/freezer, oven and gas hob. Space for dishwasher. One and a quarter sink with mixer tap. Wall mounted boiler. Radiator, tiled flooring and double glazed window to front aspect.

Landing

Carpeted flooring, airing cupboard and loft hatch.

Bedroom One

14' 2" x 10' 3" (4.32m x 3.12m)

Carpeted flooring, radiator and double glazed window to front aspect.

Bedroom Two

13' 10" max x 10' 3" max (4.22m max x 3.12m max)

Carpeted flooring, fitted wardrobe, radiator and double glazed window to rear aspect.

Bedroom Three

9' 6" x 8' 6" (2.90m x 2.59m)

Carpeted flooring, radiator and double glazed window to rear aspect.

Bathroom

Three piece suite comprising of enclosed bath with shower over, low level WC and pedestal wash hand basin. Tiled walls, heated rail, extractor fan and obscure double glazed window to front aspect.

Outside

Front Garden

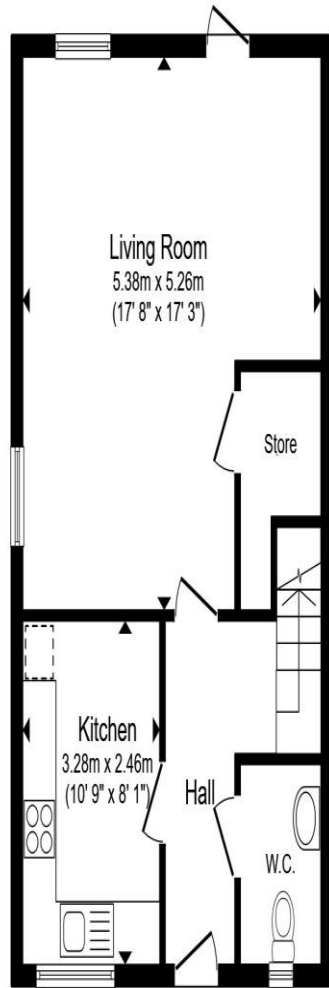
Landscaped, hedge enclosed with shingled area and planting. Pathway to front door.

Rear Garden

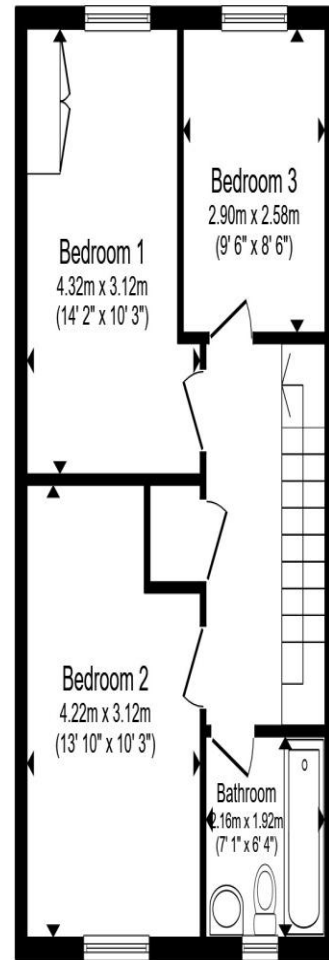
Hardscaped throughout, fence enclosed with various levelled patio areas, raised beds, shingled area and gate to side to provide access to parking for two cars.

Agents Note

Subject to eligibility requirements from Flagship Homes, please contact the agent for more information. Subject to a monthly payment (excluding rent) of £55.55 for insurances, service charge, management charges and insurance. Lease length of 988 years remaining.



Ground Floor



First Floor

Total floor area 93.6 m² (1,007 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Samuel Collins Way,

Grundisburgh Woodbridge

- Second Hand Flagship Shared Ownership Property!
- 25% Share Available At £100,000
- 8 Years Remaining On NHBC Warranty
- Open Plan Living Space Overlooking Hardscaped Garden
- Three First Floor Bedrooms, Family Bathroom & En-Suite

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£100,000



view this property online williamhbrown.co.uk/Property/FLH105631



Property Ref:

FLH105631 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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