



CharlesWright

PROPERTIES

Selling Properties the Wright Way



19 Oxford Drive

Woodbridge, IP12 4EH

Guide price £325,000



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Description

A spacious well presented three bedroom home situated in popular residential location to the west of this popular market town., with no onward chain. The house has spacious accommodation with open plan living to the main receptions and kitchen, as well as having a large ground floor cloakroom and the garage has been converted a snug/study. This complimented by three double bedrooms and large family bathroom. There is parking to the front of the house and pleasant rear garden faces south west.

Location

The property is situated in an excellent position to the West of the town centre, yet still convenient to walk to. The sought after market town of Woodbridge is located on the River Deben, with superb sailing and rowing facilities. It offers a variety of amenities including boutique shops along national brands, cinema, swimming pool, library, as well as a variety of restaurants. There is also a railway station to Ipswich which is on the mainline to London's Liverpool Street. Woodbridge has excellent schools for all age groups and all within walking distances and a number of golf courses close by. Woodbridge is also the gateway to the heritage coast an area of outstanding natural beauty.

Entrance Porch

5'7 x 4'10 (1.70m x 1.47m)

Double glazed door to

Entrance Hall

12'1 x 4'6 (3.68m x 1.37m)

Stairs to first floor and radiator.

Cloakroom

6'11 x 5'7 (2.11m x 1.70m)

Low level wc, pedestal wash basin and plumbing for washing machine.

Sitting Room

15'9 x 10'10 (4.80m x 3.30m)

Double glazed window to front, fireplace and radiator, opening onto

Dining Room

10'10 x 8'6 (3.30m x 2.59m)

Double glazed window to rear and radiator, opening onto

Kitchen

12' x 8'6 (3.66m x 2.59m)

Double glazed window to rear and matching half double glazed door to rear garden. Shaker units incorporating sink unit with cupboards under, adjacent units cupboards and drawers under, integrated dish washer, built in induction hob with oven under and extractor fan above. Integrated fridge and freezer and range of eye level units.

Snug/study

15'4 x 8'2 (4.67m x 2.49m)

Double glazed window to side and radiator.

Landing

7'1 x 6'10 (2.16m x 2.08m)

Access to loft and cupboard housing gas fired boiler.

Bedroom One

15'3 x 11 (4.65m x 3.35m)

Double glazed window to rear, built in wardrobe and radiator.

Bedroom Two

12'1 x 10 (3.68m x 3.05m)

Double glazed window to rear, built in wardrobe and radiator.

Bedroom Three

11 x 8'10 (3.35m x 2.69m)

Double glazed window to front, built in wardrobe and radiator.

Bathroom

10 x 5'9 (3.05m x 1.75m)

Double glazed window to front, Pea shaped panelled bath with independent shower, low level wc, vanity unit with sink and drawers under. Heated towel rail and lighted mirror.

Outside and Gardens

The large front drive is brick paved with off street parking for four vehicles and adjoined by a flower and shrub bed. The rear garden has a large patio to the immediate rear leading onto a lawned garden with retained flower beds and vegetable garden with a 11'10 x 6'3 garden shed. There is rear access with bin area.

Agents Notes

Services: mains drainage, electricity, gas and water are connected to the property.

Tenure: Freehold

EPC: Band C

Council Tax: Band C

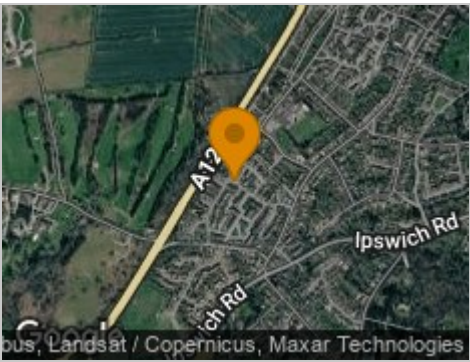
Local Authority: East Suffolk Council.



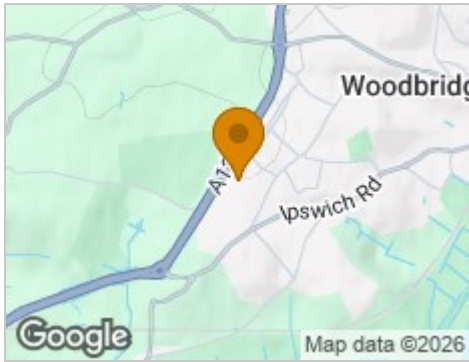
Road Map



Hybrid Map

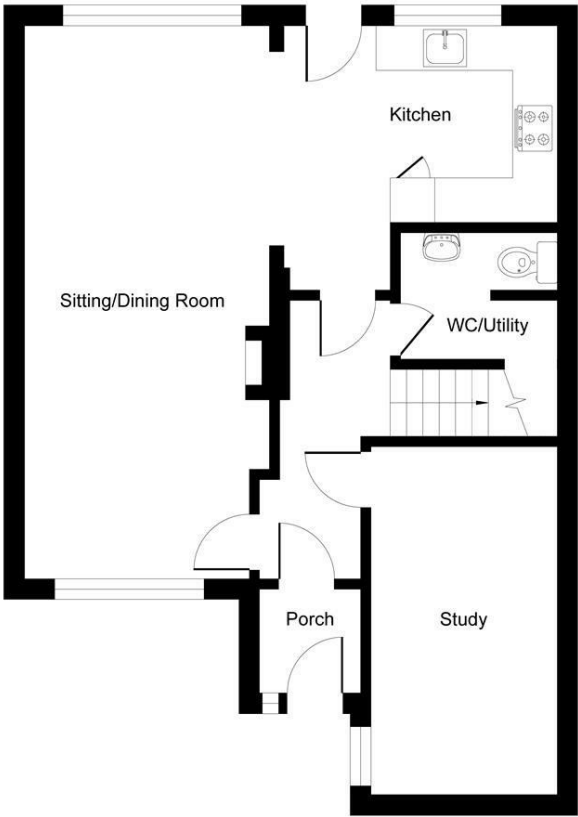


Terrain Map

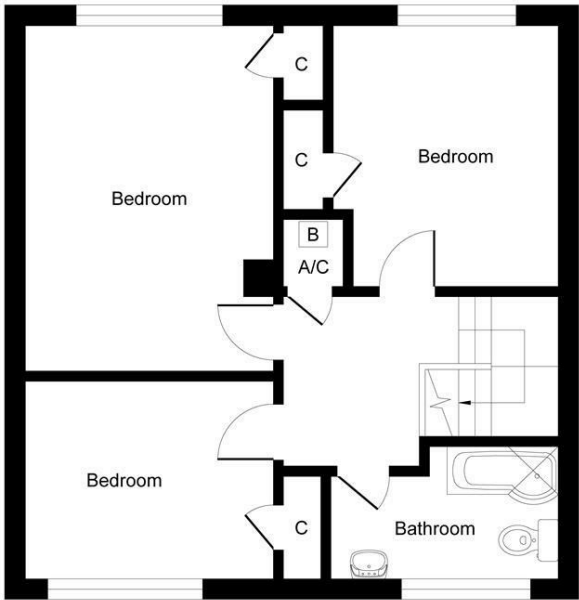


Floor Plan

19 Oxford Drive, Woodbridge



Ground Floor



First Floor

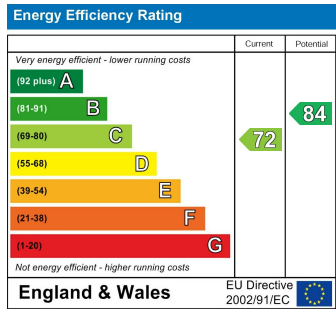
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Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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