

CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BORRETT PLACE, WOODBRIDGE, IP12 4TU

TENURE : FREEHOLD

OFFERS OVER £325,000

- Semi-Detached House
- Three Bedrooms
- Popular Cul-De-Sac Location
- Recently Refurbished
- Double-Glazed & Gas Centrally Heated
- No Onward Chain

THE ACCOMMODATION







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

Cloakroom
With window to front aspect and a suite comprising a WC and wash basin, fitted in 2026.

Living Room *4.49m x 4.19m (14' 9" x 13' 9")*
A good-sized reception room with window to front aspect and door to the...

Kitchen/Diner *4.48m x 2.89m (14' 8" x 9' 6")*
Fitted with a range of wall and base cabinets with work surfaces over, inset sink/drainer unit, replacement oven, hob and cooker hood, wall-mounted boiler (serviced annually), glazed sliding patio doors overlooking and giving access to the rear garden.

Landing
With airing cupboard, and doors to...

Bedroom One *3.52m x 2.57m (11' 7" x 8' 5")*
A good double bedroom with window to front aspect, and built-in wardrobe.

Bedroom Two *2.92m x 2.47m (9' 7" x 8' 1")*
Another double room with window to rear aspect and wardrobe.

Bedroom Three *2.56m x 2.09m (8' 5" x 6' 10")*
With window to front aspect, and built-in wardrobe.

Bathroom
Fitted with a recently fitted suite, comprising WC, wash basin and panelled bath with shower over, splashback board, and window to rear aspect.

Outside
To the front of the property is a lawned area, with planting beds and a driveway with access to the garage, which has an up-and-over door, and power and light connected. The south facing rear garden has a patio, lawn, garden shed, fencing to boundaries and access to the garage.

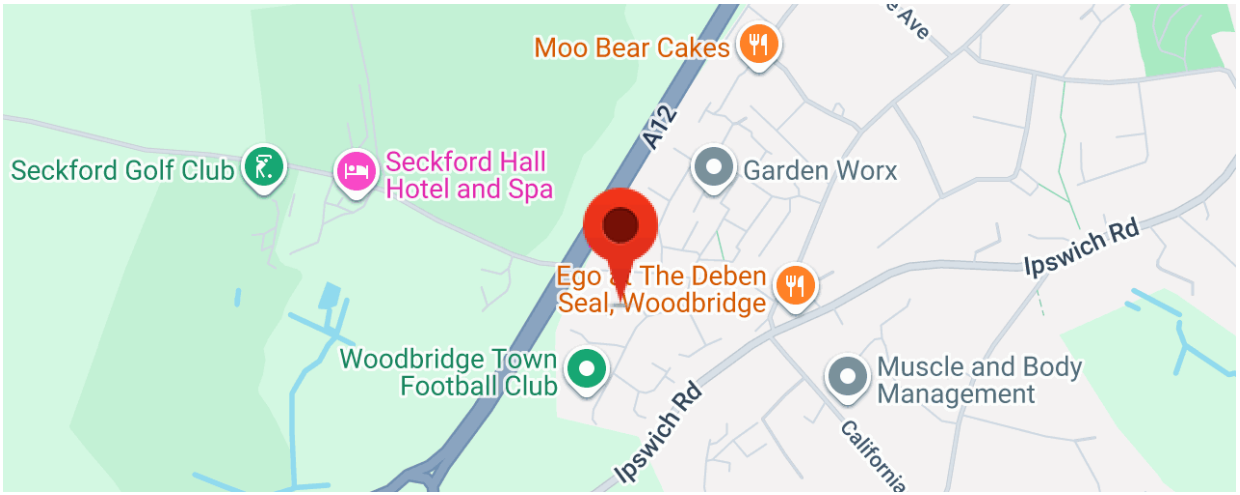
THE PROPERTY & LOCATION

A semi-detached home within a popular cul-de-sac location in Woodbridge. The property has undergone extensive refurbishment over recent years including new windows, interior doors, carpets, soffits and facia, recently installed bathroom and cloakroom. The accommodation comprises an entrance hall, cloakroom, living room, kitchen/diner, three bedrooms and a bathroom. There's a detached garage and generous parking, gas central heating and no onward chain.

Borrett Place is situated on the south-western outskirts of town close to the Woodbridge Football ground and provides easy access to local amenities, the river, the town or on to the A12. Woodbridge offers an excellent range of boutique and national shops, restaurants and leisure facilities. It's also famous for it's riverside setting; nestled on the banks of the Deben it is particularly popular with sailing enthusiasts. The town is well serviced by a mainline rail station with links to London and the A12 is on the outskirts with Ipswich and Aldeburgh within easy travelling distance.



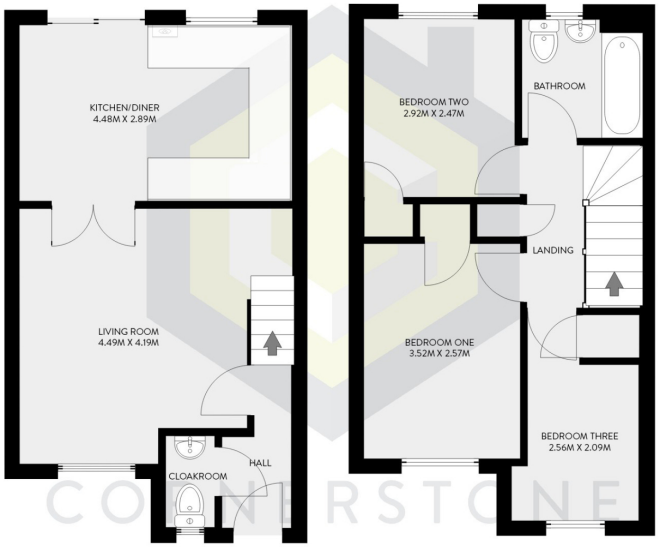




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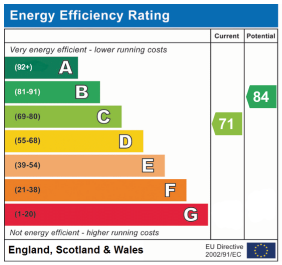
TO ARRANGE A VIEWING OF THIS PROPERTY OR

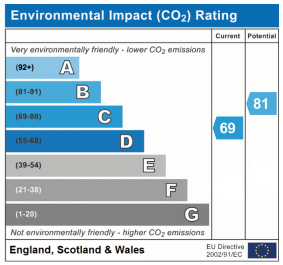
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While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.





Address: Woodbridge, IP12

Council Tax Banding : B

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

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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given