





The Knoll, The Street, Shottisham, Woodbridge IP12 3ET

william h brown

welcome to

The Knoll, The Street, Shottisham, Woodbridge

A 3/4 bedroom end terraced cottage situated in a prime village location. The property offers off street parking, side and rear gardens and an ensuite. The property is surrounded by countryside walks and is only a short drive to Woodbridge.

Kitchen / Diner
This stunning room is flooded with natural light from two double glazed windows to the rear and one to the side aspect. Double glazed door leading to garden. Fitted kitchen with base units and areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integrated oven with hob and plug for extractor. Space for washing machine and fridge/freezer. Tiled flooring. Central heating boiler. Two radiators. Spot lights. Exposed beams.

Cloakroom
Suite comprising low level WC and pedestal wash hand basin. Tile effect flooring. Extractor fan.

Lounge
Double glazed windows to two aspects and double glazed door leading to the front. Central exposed brick chimney breast and fireplace with inset woodburner. Exposed beams and timbers. Three radiators, TV point.

Landing
Carpet flooring.

Bedroom One
Double glazed windows to front and side aspects. Radiator. Spot lights. Exposed beam. Airing cupboard. Built in wardrobes. Door leading to:-

Ensuite
Suite comprising low level WC, pedestal wash hand basin, shower cubicle. Tile effect flooring, extractor fan.

Bedroom Two
Double glazed window to side aspect. Sloped ceiling. Radiator.

Bedroom Three
Velux window. Sloped ceiling Radiator.

Bathroom
Double glazed window to rear aspect. Suite comprising low level WC, pedestal wash hand basin and bath. Part tiled walls. Extractor fan, radiator.

Second Floor
Bedroom Four
Double glazed widows to front aspect. Sloped ceiling. Cupboard housing hot water tank. Eaves storage. Spot lights. Exposed beams and timber. Could be used as a study or a games room.

Side Garden
A stone driveway provides off road parking. Shed. Grassed area. Outside lighting.

Courtyard Garden
The paved rear garden has flower beds and a herbaceous screen. Outside tap. Shed.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





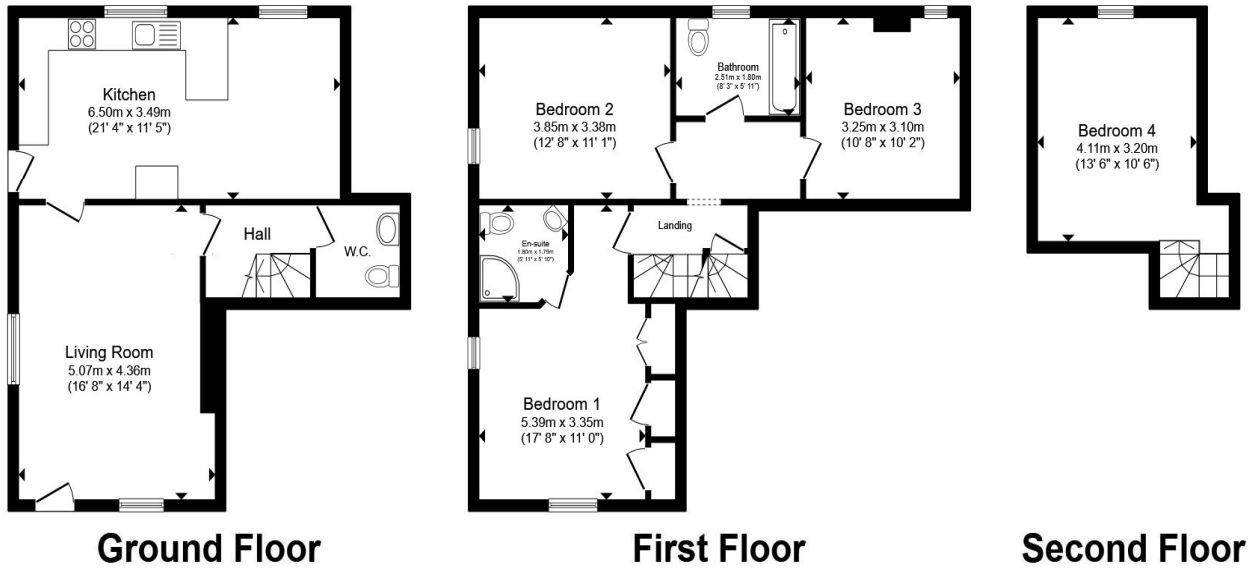
welcome to

The Knoll, The Street, Shottisham
Woodbridge

- Three/Four large bedrooms
- Side and rear gardens
- Off road parking
- Countryside walks nearby
- Short drive to Woodbridge

Tenure: Freehold EPC Rating: G
Council Tax Band: C

£400,000



Total floor area 121.4 m² (1,307 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

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The Property Ombudsman

Property Ref:
WBG109247 - 0005

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01394 380280

Woodbridge@williamhbrown.co.uk

16 Church Street, WOODBRIDGE, Suffolk, IP12 1DH

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.