



**Edwin Avenue, Woodbridge IP12 1JR**

**welcome to**

**Edwin Avenue, Woodbridge**

Offered in excellent condition, this spacious three bedroom mid terrace includes three good size bedrooms, off street parking to both front and rear, and south west facing rear garden.



### **Entrance Hall**

Fitted door mat, painted floorboards, radiator, stairs to the first floor, door to the...

### **Lounge**

13' 5" x 10' 10" ( 4.09m x 3.30m )

Double glazed window to the front, newly sanded floorboards, fitted wood-burner, TV point, shelving to either side of the chimney-breast.

### **Dining Room**

16' 5" x 8' 2" ( 5.00m x 2.49m )

This large room is perfect for entertaining. Windows to the rear, skylight, door to the conservatory, wood effect flooring, large storage cupboard with foldable doors. Space for appliances and additional storage needs. Small utility section leading through to the bathroom.

### **Kitchen**

9' 2" x 8' 5" ( 2.79m x 2.57m )

The kitchen is fitted with a range of wall and base mounted units in country style white with a fitted worktop, a ceramic white one and a half bowl sink and drainer, with a chrome flexi mixer tap, space for a fridge/freezer, washing machine and cooker, tiled splashback.

### **Conservatory**

8' 7" x 7' 9" ( 2.62m x 2.36m )

Of part brick construction with double glazing to side and rear, double glazed patio doors to the garden, radiator, tiled flooring.

### **Bathroom**

This modern bathroom benefits from a low level WC, pedestal wash hand basin, bath with overhead shower, waterfall shower head and glass screen, double glazed window to the rear, inset ceiling spotlights, chrome heated towel rail, extractor fan and part tiled walls.

### **First Floor Landing**

White painted floorboards, loft hatch.

### **Master Bedroom**

13' 7" x 9' 5" ( 4.14m x 2.87m )

Double glazed window to the front, original floorboards, radiator, built-in wardrobe, additional shelving.

### **Bedroom Two**

9' 11" x 8' ( 3.02m x 2.44m )

Double glazed window to the rear, white painted original floorboards, radiator.

### **Bedroom Three**

8' 2" x 6' 11" ( 2.49m x 2.11m )

Double glazed window to the rear, white painted original floorboards, radiator.

### **Outside**

#### **Front Garden**

With a stone driveway providing off street parking, bordered by fencing. Pathway leading to the front door.

#### **Rear Garden**

South west facing, large un-overlooked, garden, commencing with a patio seating area with raised decking area. Right of way to the bin storage area. Large area of lawn, with hedging and trees, fully enclosed by borders. Towards the rear of the garden there is a further seating area, outside tap, . Rear double gates with a further hard standing area for parking. Access to a...

#### **Garden Room**

Of a modern style, fully insulated, with power and light connected, together with internet connection. patio doors, two double glazed windows to the side. This would make an ideal home office or snug.



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## Edwin Avenue, Woodbridge

- Three Bedrooms
- Excellent Condition Throughout
- Spacious Kitchen / Diner
- Modern Ground Floor Bathroom
- Off Street Parking to the Front

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £290,000



Please note the marker reflects the postcode not the actual property

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william h brown



**01394 380280**



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**williamhbrown.co.uk**