



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

BURKITT ROAD, WOODBRIDGE, IP12 4JJ

TENURE : FREEHOLD

GUIDE PRICE £475,000

- Detached Home
- Three Reception Rooms
- In Need Of Updating
- Four Bedrooms & Study
- Shower Room & Bathroom
- No Onward Chain

THE ACCOMMODATION



Living Room 6.85m x 3.70m (22' 6" x 12' 2")
(Overall majority measurement provided) With two windows to front aspect, storage cupboard, door to the...

Dining Room 6.68m x 2.55m (21' 11" x 8' 4")
With door to the rear garden, window to rear aspect, two staircases lead to the first floor, and doors to the...

Snug 3.80m x 3.62m (12' 6" x 11' 11")
With window to front aspect, and a door to the...

Side Lobby
With door to the front garden, storage cupboard and a door to the...

Shower Room
Fitted with a shower enclosure, WC and wash basin.

Kitchen 2.79m x 2.44m (9' 2" x 8')
(Accessed from the Dining Room) With wall and base cabinets, work surfaces over, electric cooker point, window to rear aspect.

Rear Porch / Utility
With wall mounted boiler and door to the rear garden.



First Floor

Stairs from the dining room lead to the landing area, which is open to a...

Study/ Bedroom Area 6.62m x 2.60m (21' 9" x 8' 6")
A flexible open space that could be utilised in a number of ways, with windows to rear aspect, fitted storage and doors to...

Bedroom One 3.61m x 3.62m (11' 10" x 11' 11")
A good-sized double bedroom with window to front aspect, and built-in storage.

Bedroom Two 3.60m x 3.62m (11' 10" x 11' 11")
Another good double with window to front aspect.

Bedroom Three 2.94m x 2.48m (9' 8" x 8' 2")
With built-in wardrobe and window to side aspect.

Bedroom Four 2.84m x 2.50m (9' 4" x 8' 2")
With windows to side and rear aspect.

Bathroom
With WC, wash basin and panelled bath.

Outside
To the front of the property is an enclosed garden, with well-stocked beds, a gate to the side leads to a garden with patio, beds and mature shrubs.

THE PROPERTY & LOCATION

A detached home within walking distance of a good range of local amenities. Originally two cottages converted to a single dwelling and in need of updating. The accommodation comprises three reception rooms, kitchen, utility area, two bath/shower rooms, four bedrooms and a study/landing bedroom. There's gas central heating, some double-glazed windows, and no onward chain.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



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



Council Tax Banding : E

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



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
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REGISTERED NUMBER: 9421778
REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

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