



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



6 Briarwood Road

Woodbridge, IP12 4DQ

**Guide price £515,000**



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## Description

A unique, extended three bedroom detached bungalow offering fantastic potential and enjoying a wonderful established plot. Woodlands was built in the 1950's with an extension added to the rear in more recent years creating two larger double bedrooms and an ensuite shower room. There is a fantastic open plan kitchen/dining/living space enjoying elevated ceilings with beams and a feature fireplace. The property benefits from a recently replaced roof, a Vailant gas boiler for the central heating system and redecoration throughout.

## Location

The property is positioned within a short walk of the sought after market town of Woodbridge. The River Deben is close at hand with its Riverside walks and offers superb sailing and rowing facilities on the tidal river. It also offers a variety of amenities including boutique shops, cinema, swimming pool, library and a variety of restaurants. Woodbridge also has a rail station with links to Ipswich, which is on the mainline to London's Liverpool Street.

## Entrance hall

Double glazed door front, radiator and carpet flooring.

## Sitting room

17'06x 11'00 (5.33mx 3.35m)

Double glazed window to front and side, elevated ceilings with beams, exposed brickwork, radiator, fire place and carpet flooring.

## Kitchen/dining room

17'04 x 8'2 (5.28m x 2.49m)

Double glazed window and door to rear, matching white shaker eye level and base unit with worktops above and stainless steel sink, plumbing for washing machine, integrated fridge, integrated dishwasher, wall mounted Vailant combination boiler and vinyl flooring.

## Shower room

7'06 x 6'10 (2.29m x 2.08m)

Double glazed window to rear, shower cubicle, low level wc, pedestal wash basin, bidet, heated towel rail and tiled flooring.

## Bedroom one

23'01 x 10'10 (7.04m x 3.30m)

Double glazed window to rear, ceiling beams, radiator and carpet flooring.

## Ensuite

8'05 x 4'09 (2.57m x 1.45m)

Double glazed window to side, shower cubicle, pedestal wash basin, low level wc, radiator and carpet flooring.

## Bedroom two

11'05' x 10'11 (3.48m' x 3.33m)

Double glazed window to front, fitted wardrobes, radiator and carpet flooring.

## Bedroom three

23'01 x 7'00' (7.04m x 2.13m')

Double glazed window to rear, ceiling beams, radiator and carpet flooring.

## Outside and gardens

The bungalow enjoys a substantial plot with beautiful mature gardens. To the front of the property is a driveway providing off road parking and access to the attached garage which has an up and over door, power and lighting. The private rear garden is mainly laid to lawn with a variety of flower and shrub beds, two garden sheds to remain and a patio area, all enclosed by hedging and fencing.

## Services

We understand the property is connected to mains

electric, gas, water and drainage.

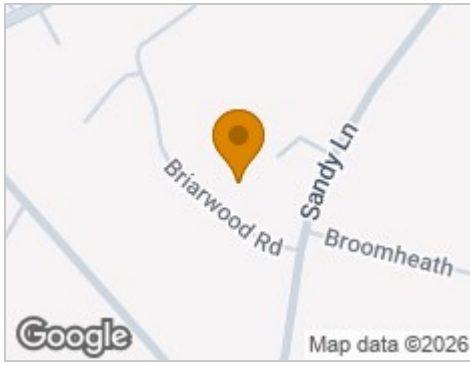
Tenure: Freehold

EPC register: D

Council tax band: D East Suffolk



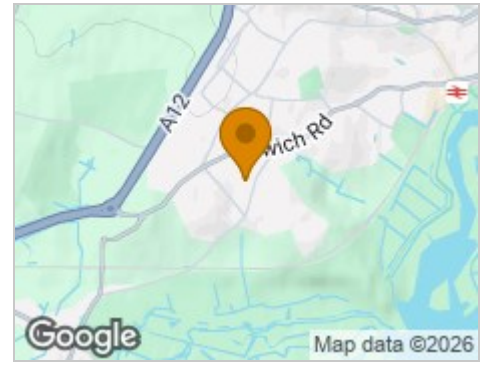
## Road Map



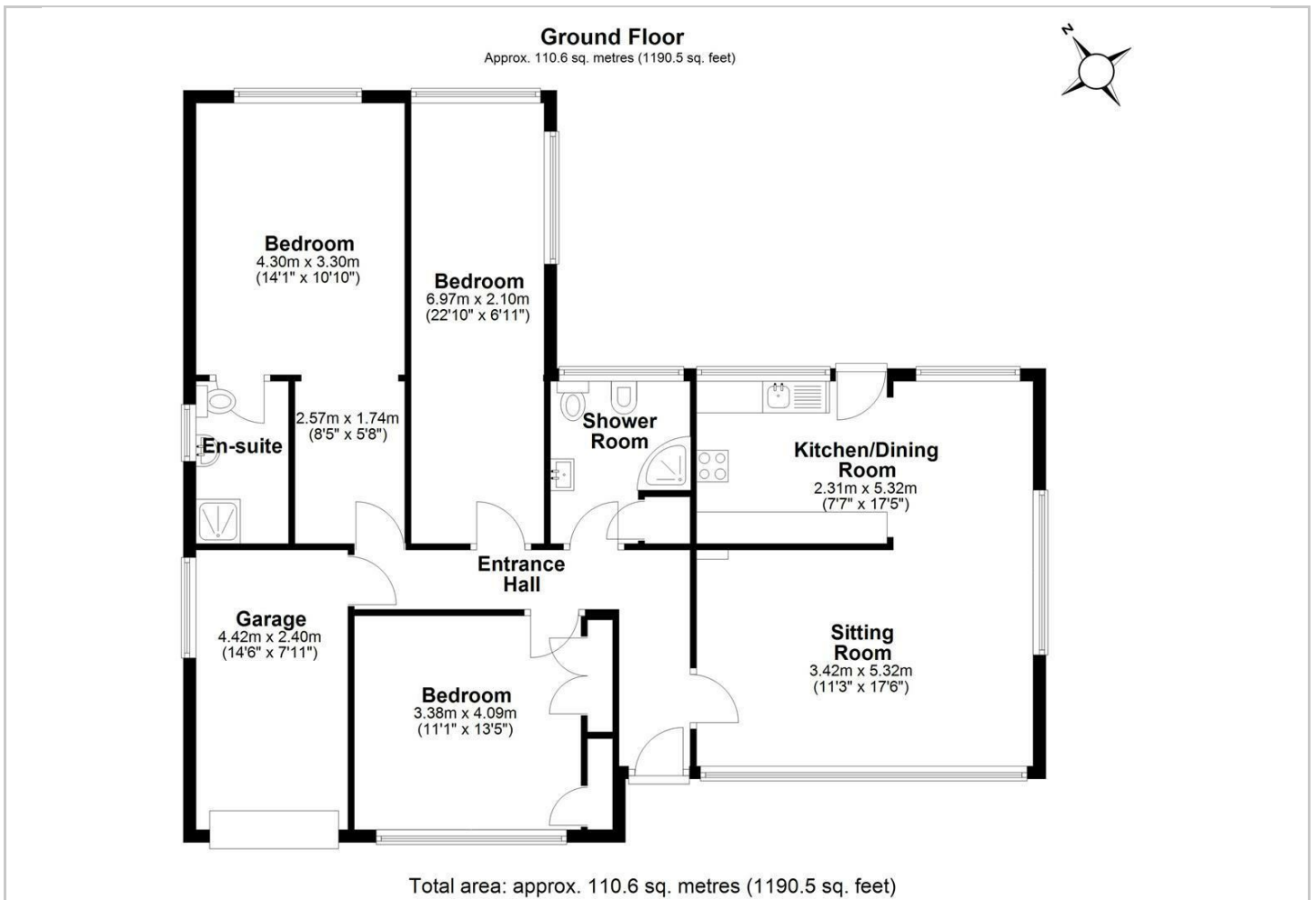
## Hybrid Map



## Terrain Map



## Floor Plan

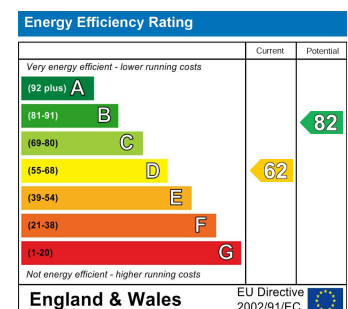


## Viewing

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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