



Grove Road, Woodbridge IP12 4LJ

welcome to

Grove Road, Woodbridge

Offering spacious family size accommodation together with parking and generous rear garden, including a workshop, is this heavily extended four bedroom semi-detached property.



Entrance Porch

With tiled flooring, coat rack and door leading through to the...

Entrance Hall

With engineered oak flooring, under stairs storage space, door to the...

Study

11' 10" x 7' 5" (3.61m x 2.26m)

This room has been used as a study for many years but could also be used as a fifth bedroom if required. Double glazed window to the front, oak effect flooring, radiator.

Lounge / Diner

16' 1" x 11' 8" (4.90m x 3.56m)

This large open plan space is beaming with natural light and benefits from double glazed windows to the front and sliding doors leading through to the conservatory. This room is open plan to the kitchen making in an ideal entertaining space. There is engineered wooden flooring throughout, a TV point, brick archways and an exposed feature brick fireplace with inset wood burner.

Kitchen

25' 11" x 11' 9" (7.90m x 3.58m)

This room benefits from a double glazed window to the rear, engineered oak flooring, breakfast bar leading through to a dining space. The kitchen itself is fitted with a range of wall and base mounted units in a shaker style with oak effect work surfaces. Ceramic one and half bowl sink plus drainer with chrome mixer tap, two integrated ovens with induction hood and extractor fan, space for a fridge/freezer, dishwasher and washing machine. Inset ceiling spotlights.

Conservatory

10' 6" x 9' 6" (3.20m x 2.90m)

Double glazed to the side and rear, french doors leading through to the garden, tiled flooring and sliding doors accessed via the dining room.

Utility Room

8' x 6' 1" (2.44m x 1.85m)

There is a door to the garden, tile effect flooring, space for washing machine and tumble dryer, wall mounted gas fired boiler.

First Floor Landing

Doors leading to...

Bedroom One

14' 9" x 6' (4.50m x 1.83m)

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

Bedroom Two

14' 8" x 8' 7" (4.47m x 2.62m)

Two double glazed windows to the front, radiator and loft hatch.

Bedroom Three

12' 4" x 11' 7" (3.76m x 3.53m)

Family Bathroom

Fitted with a suite comprising low level WC, vanity wash hand basin with storage cabinets underneath and to the sides, corner bath with a tiled splashback shower glass enclosure, extractor fan and wood effect flooring,

Bedroom Four

12' 5" x 11' 6" (3.78m x 3.51m)

Double glazed window to the front, radiator.

Outside

Front

To the front there is a driveway providing parking for multiple vehicles, walled border and side access leading to parking to the side of the property.

Rear

There is a large rear garden befitting from both the morning and afternoon sun. There is aside access and concrete drive to the side, raised patio with border and are laid to grass, sunken trampoline raised planters and curved borders, outside tap and a workshop to the rear

Workshop

28' 11" x 16' (8.81m x 4.88m)

Entered via patio doors, window to the side, further door to the rear, power and light connected.



view this property online williamhbrown.co.uk/Property/WBG109386



welcome to

Grove Road, Woodbridge

- Four Double Bedrooms
- Heavily Extended Semi-Detached Family Home
- Ground Floor Study / Fifth Bedroom
- Open Plan Kitchen/Diner with Breakfast Bar
- Character Features including Brick Arches and Exposed Brick Fireplace

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG109386



Property Ref:
WBG109386 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk