

# Foxhall



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## Cumberland Mews

Woodbridge, IP12 4JF

Asking price £425,000



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## Summary Continued

The upstairs family shower room again is a modern suite and there is gas central heating throughout via a regularly serviced boiler. There are UPVC double glazed windows and doors plus adjacent to the property is a brick built garage which comes supplied with power and light and has a personal door leading direct into the rear garden. There is also access to a spacious eaves loft storage area. In front of the garage is driveway parking plus there are four guest spaces in the development. The current owners replaced all floor coverings when they moved in.

Offered as a freehold property there is a managing agent for the properties with the opportunity for all residents to be involved. This comes with a very reasonable annual service charge of £375 for 2026. This covers the maintenance of communal areas, gardens and also the cost of the external lighting.

Cumberland Mews is in the most convenient location within the Woodbridge town centre area. Situated within the conservation area there is a personal private access via a lockable gate from Cumberland Mews leading direct through to the town centre only two minutes away and the station itself and riverfront area are only a few minutes walk away.

## Front Garden

Front garden which is currently open plan but shortly to be enclosed by a low fencing. The garden is full of spring bulbs and established shrubs with a dwarf tree. A block paved driveway provides off-road parking for one vehicle and this in turn leads to a garage, there is an outside cupboard which contains the gas and electric meters and an outside tap which is currently disconnected. This is part of the shared community and is maintained by gardeners included in the service charge

## Entrance Hallway

Entry via a wood and glass front door, stairs rising to the first floor, understairs storage area and a radiator.

## Kitchen

11'9" x 8'1" (3.58m x 2.46m)

Tiled floor, excellent range of fitted units comprising base drawers, cupboards and eye-level units, corner cupboard housing a Vaillant Eco Tech Pro 28 combi boiler. Integrated oven, induction hob and extractor fan above, ample worksurfaces with matching splash-back plus tiling, single drainer sink unit, water tap, water softener in a cupboard (this has been disconnected by the current owner who cannot vouch for the fact that it is in working order), radiator, plumbing for a Bosch dishwasher and Bosch washing machine, space for a Bosch tumble dryer, recessed space for upright Bosch fridge/freezer, radiator and window to side which is south easterly facing making this a lovely sunny and pleasant room for a good part of the day. The fronts of the units were completely replaced with Howdens Joinery and a brand new drawer unit added as well.

## Lounge/Diner

15'1" x 14'6" (4.60m x 4.42m)

Double glazed French doors opening out into the courtyard garden, a lovely sunny room courtesy of the south facing side window. The focal point of the room is a gas fired wood burner incorporated in a marble hearth and wood surround, wood flooring, two radiators plus under stairs dining area.

## Landing

Radiator, door to a large cupboard with shelving, access to the loft space and doors to bedrooms one, two and the shower room.

### **Loft Access**

14'8" x 13'9" (4.47m x 4.19m)

Via the landing the loft space is part glazed with roof light window, good sized loft access hatch which comes down to reveal a sturdy wooden ladder and is partially boarded and could provide potential for a conversion to a third bedroom subject to necessary regulations and planning permission. The current seller previously consulted with an architect concerning this alteration, draft drawings were produced by Moss Design Architects back in 2017 for the conversion of the loft space to a third bedroom being accessed by new stairs installed at the end of the back bedroom. The current owners did not pursue this but believe there is every possibility this could be carried forward by a new purchaser if required.

### **Bedroom One**

14'6" x 9'3" (4.42m x 2.82m)

Lovely bright room with a south and westerly facing Dorma window, radiator, feature beam and double doors to a spacious over stairs storage cupboard.

### **Bedroom Two**

14'6" x 8'4" (4.42m x 2.54m)

Radiator, window to side which is easterly facing making this a lovely sunny and pleasant room in the mornings.

### **Shower Room**

6'4" x 5'2" (1.93m x 1.57m)

This is a lovely bright room courtesy of the south easterly facing side window. This is a modern suite comprising a shower cubicle with dolphin style backing board and incorporating an Aqualisa shower, vanity unit wash basin inset with cupboards and worksurfaces, fully tiled on two walls, radiator, tall shelved cupboard unit and an extractor fan. **\*\*Please note\*\*** The shower will require a new shower hose and this is going to be left for the new purchasers to sort out.

### **Rear Garden**

A beautiful courtyard garden which is completely sheltered, secluded and un-overlooked and is an absolute suntrap especially for the first part of the day. The garden is paved for low maintenance with very well stocked flower and shrub borders

### **Garage**

Manual up and over door supplied with power and light, pedestrian door leading direct in to the back garden and a large loft access through to the eaves storage space.

### **Communal Area**

There is a gate leading to an additional communal area and to the rear of this communal area is a further gate with a security access code that leads directly into the town centre just two minutes away.

### **Agents Notes**

Tenure - Freehold  
Council Tax Band - D





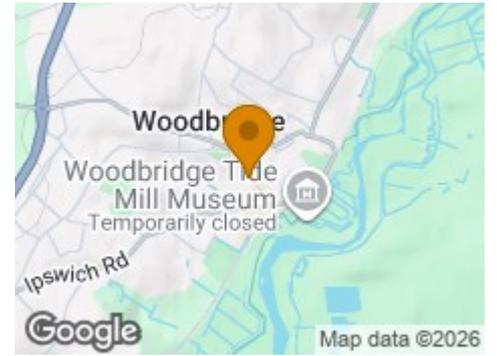
## Road Map



## Hybrid Map



## Terrain Map



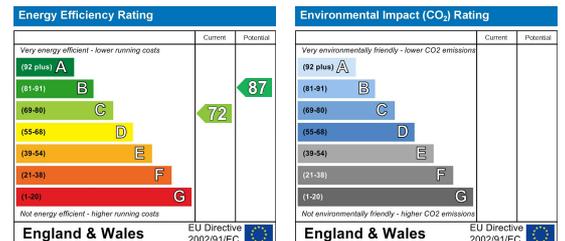
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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