



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



### 3 Cherry Tree Road

Woodbridge, IP12 4BL

**Guide price £525,000**



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## Description

A spacious detached bungalow set in good sized gardens in this popular location close to Kingston Park and the Woodbridge town centre. The property is in need of some updating but offers fantastic potential and versatile accommodation. As well as having two large receptions and three bedrooms, one with an ensuite, there is an excellent loft conversion. Just off the kitchen is a utility room and there is also a cloakroom and separate bathroom.

## Location

The property is situated in a convenient location close to Kingston Park and walking distance of the Town Centre and the River Deben. Woodbridge is a sought after market town, which offers a variety of amenities including boutique shops, cinema, swimming pool, library and a variety of restaurants. The river Deben is a tidal river with superb sailing and rowing facilities. It has a variety of excellent schools in both the State and private sector and its own railway station with direct links to Ipswich which is on the mainline to London's Liverpool Street.

## Entrance Hall

20'6 x 4'5 (6.25m x 1.35m)

Built in cloaks cupboard, built in airing cupboard, loft access and radiator.

## Sitting Room

22'9 x 10 (6.93m x 3.05m)

Double glazed window to rear and two double glazed doors to rear garden and to side porch and radiator.

## Dining Room

14'11 x 10'11 (4.55m x 3.33m)

Double glazed window to front and side, fireplace with gas effect fire, fitted shelving and radiator.

## Kitchen

10'9 x 10'9 (3.28m x 3.28m)

Double glazed window to front, pine fronted units incorporating sink unit and single drainer with cupboards under, adjacent cupboards and drawers under. Range of eye level matching units, part pine panelling and radiator. Door to

## Utility Room

9'9 x 5'9 (2.97m x 1.75m)

Double glazed window to front and side, fitted work surface with cupboards under. Pine pantry style unit and door to rear porch with double glazed windows to rear and side and double glazed door to garden.

## Bedroom One

16'9 x 9'11 (5.11m x 3.02m)

Double glazed window to rear and radiator.

## Ensuite Bathroom

9'9 x 5'2 (2.97m x 1.57m)

Double glazed window to side, panelled bath with shower attachment, low level wc, pedestal wash basin and radiator.

## Bedroom Two

10'10 x 8'6 (3.30m x 2.59m)

Double glazed window to side and radiator

## Bedroom Three

10'01 x 8'07 (3.07m x 2.62m)

Double glazed window to side, built in wardrobe and radiator.

## Bathroom

6'8 x 5'5 (2.03m x 1.65m)

Double glazed window to side, panelled bath and shower attachment, pedestal wash basin radiator and wall mounted electric heater.

## Cloakroom

Low level wc.

## First floor Bedroom Four

13'7 x 10'3 (4.14m x 3.12m)

Velux windows to side, vaulted ceiling and eaves cupboards.

## Outside and Gardens

The front gravel drive leads up to a detached timber garage with hard standing in front. There is a front lawned garden with a variety of mature shrubs enclosed by established hedging. There is side access to the rear garden, laid to lawn with a patio to the immediately rear of the sitting room. The established rear garden is approximately 100'ft in length with mature trees, shrubs and hedging providing a high degree of privacy in summer. Two large timber sheds.

## Agents Notes

We understand mains gas, electric, water and drainage are connected to the property. Heating we believe is via an air source heat pump.

Tenure: Freehold

EPC: Band C

Council Tax: Band D

Local Authority: East Suffolk Council.



## Road Map



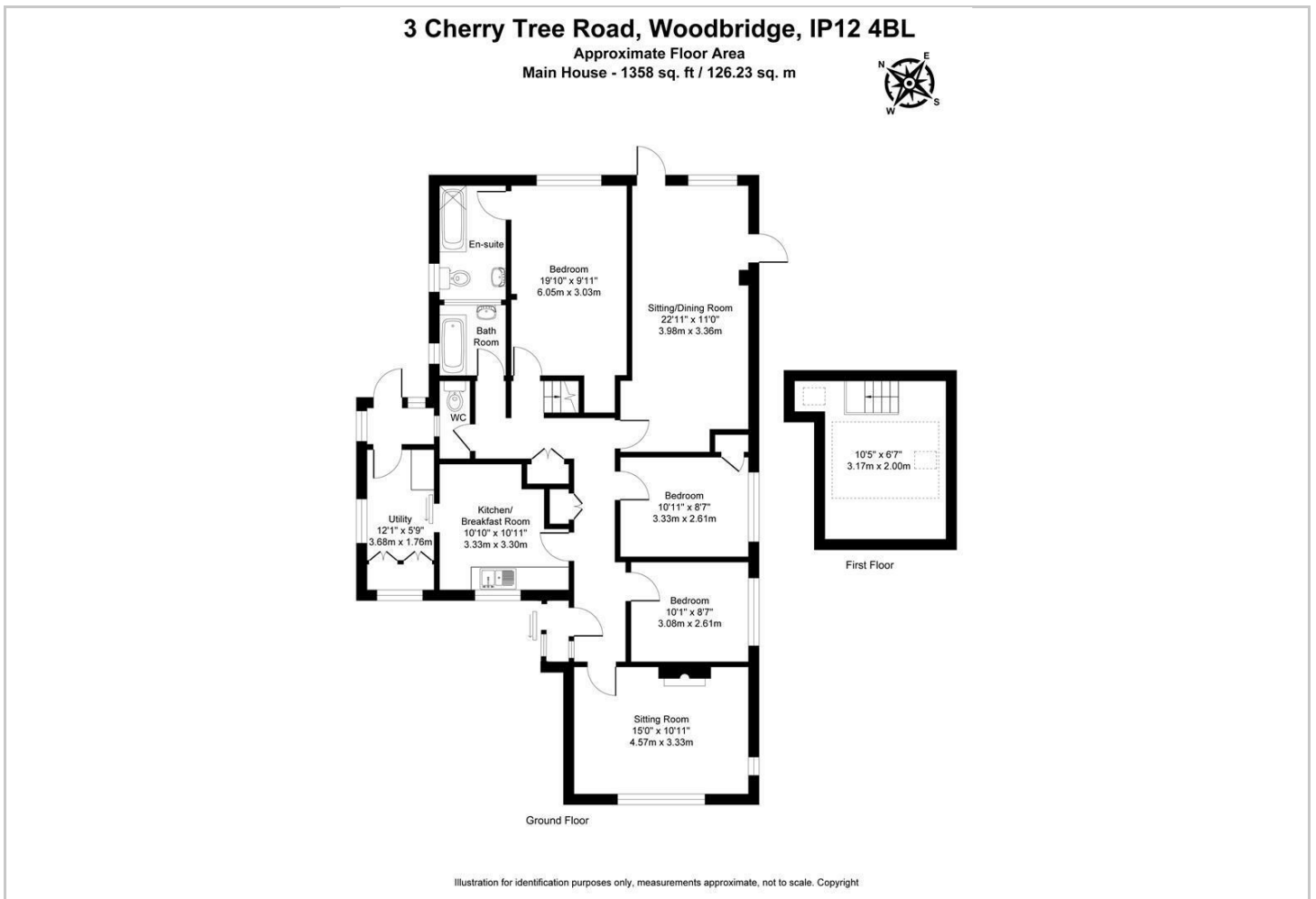
## Hybrid Map



## Terrain Map



## Floor Plan

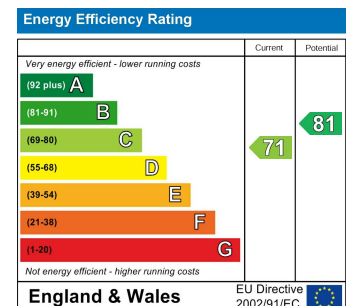


## Viewing

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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