



Gurdon Road, Grundisburgh Woodbridge IP13 6XA

welcome to

Gurdon Road, Grundisburgh, Woodbridge

This impressive & immaculately-presented five-bedroom detached home boasts a bright & airy, open plan kitchen/diner, living room with feature fireplace, master bedroom with dressing room & three bathrooms. Further complemented by ample parking space & double garage!

Entrance Hall

Wood effect flooring throughout, double doors leading through to the living room and kitchen/diner, radiator, storage cupboard, double glazed windows to the front, door leading through to the double garage.

Downstairs Cloakroom

Fitted with a two-piece suite comprising a low level WC and wash hand basin, radiator, wood effect flooring and double glazed window to the side.

Study

Double glazed window to the side, radiator, carpeted flooring and ample space for a home office.

Living Room

Connected to the hallway via internal double doors, double glazed window to the front and Patio doors to the garden with adjacent floor to ceiling double glazed windows to the rear, carpeted flooring, radiator, fireplace with stone base and surround and TV point.

Kitchen/Diner

Located to the rear of the property, this large open plan space is perfect for entertaining, boasting two sets of double glazed windows to the rear and sliding doors leading to the garden, two radiators, spotlights and wood effect flooring throughout. The dining area features a fitted sideboard with glass-fronted cabinetry above. The kitchen benefits from pine base level units with stone effect worktops, stainless steel one and a half bowl sink with drainer and chrome mixer tap, tile splashback throughout. There are various integrated appliances including double oven with gas hob and extractor hood, dishwasher, fridge freezer and water softener. A

central island with stone effect worktop offers ample storage. Double doors lead through to the hallway.

Utility

Door to the garden, wood effect flooring throughout, radiator, wall-mounted gas fire boiler, base units in wood with stone effect worktop, stainless steel sink with drainer and chrome mixer tap, tiled splashback, extractor fan and space for washing machine and tumble dryer.

First Floor Landing

Access to the loft, airing cupboard, double glazed window to the front and carpeted flooring.

Master Suite/Dressing Room

This stunning room benefits from two double glazed windows to the front and a Velux window in the dressing room, carpeted flooring throughout, two radiators and a wallpapered wall. You enter the dressing room from the landing and there is two sets of full walls of fitted wardrobes and an archway through to the master suite.

En-Suite

Fitted with a four-piece suite comprising a low level WC, pedestal wash hand basin, shower with glass enclosure and a bath with chrome taps, Velux window, part tiled walls and tiled flooring, chrome heated towel rail, spotlights, light-up mirror and extractor fan.

Bedroom Two

Double glazed window to rear, wood effect flooring, radiator and quadruple fitted wardrobe.

En-Suite

Fitted with a three-piece suite comprising a low level WC, wash hand basin and shower with glass





enclosure, radiator, tiled flooring, extractor fan, spotlights and fitted shelving.

Bedroom Three

Double glazed window to rear, wood effect flooring, radiator and spotlights.

Bedroom Four

Double glazed window to rear, carpeted flooring and radiator.

Bedroom Five

Double glazed window to front, carpeted flooring and radiator.

Bathroom

Double glazed frosted window to side, fitted with a four-piece suite comprising a low level WC, pedestal wash hand basin, shower with glass enclosure and bath with chrome taps, part tiled walls and tiled flooring, chrome heated towel rail, extractor fan, spotlights and light-up mirror.

External

With a stunning entryway, this property is located at the end of a quiet cul-de-sac and features a small block-paved area which is perfect for bin storage, side access to the rear garden and a large tarmac driveway to front.

The rear garden is situated on a corner plot and benefits from a patio seating area with block paved borders, flower bed surround with hedging, fully enclosed borders with concrete post fencing, summerhouse to the rear with power and outside lighting, outside tap and generous grassed area.

Double Garage

Two up and over doors to entry, power and light and door to hallway.

Agent's Note

Please note that an AML fee is chargeable to the

buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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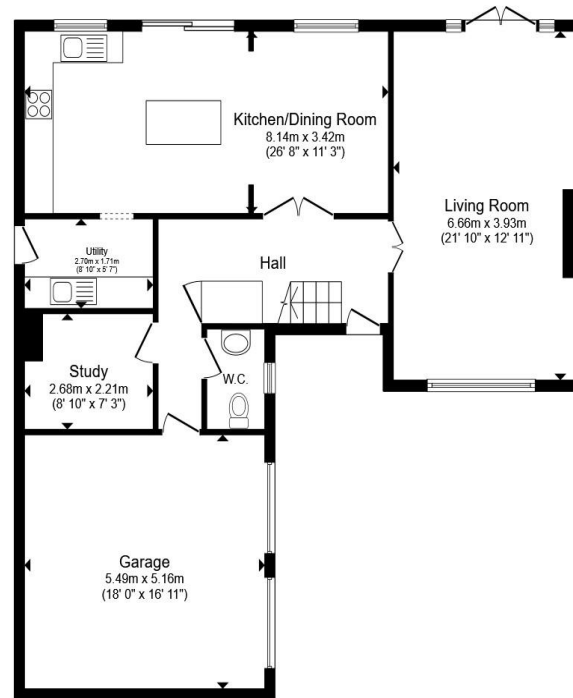
Gurdon Road, Grundisburgh, Woodbridge

- Five Generous Double Bedrooms
- En-Suites To Master Bedroom & Guest Room, Four-Piece Family Bathroom & Ground Floor Cloakroom
- Large Double Garage With Access To Main House
- Stunning Corner Plot With Ample Off Street Parking & Well-Proportioned Rear Garden
- Open Plan Kitchen/Diner With Central Island & Sliding Doors To Rear Garden

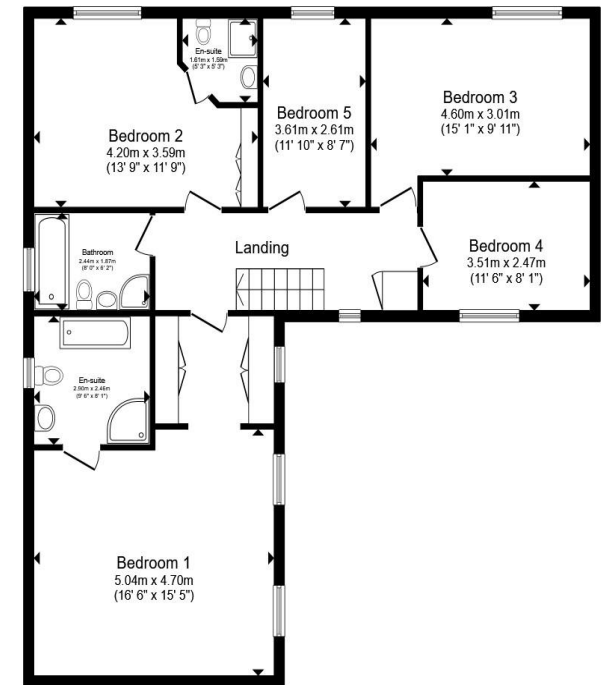
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

£600,000



Ground Floor



First Floor

Total floor area 204.6 m² (2,203 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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