



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MANOR ROAD, HASKETON, WOODBRIDGE, IP13 6HY

TENURE : FREEHOLD

GUIDE PRICE £400,000

- Semi-Detached Bungalow
- En-Suite to Bedroom One
- Large usable Loft Space
- Two Double Bedrooms
- Ext. Kitchen & Living Rooms
- Superb and Generous Plot

THE ACCOMMODATION



Entrance Hall

Front entrance door, built in cupboard, airing cupboard, loft access and doors to...

Bedroom One 12' 11" (into units) x 12' 11" (3.94m x 3.94m)

With window to front, fitted wardrobes, radiator and door to...

En-Suite Shower Room

With window to the front, stylish and modern design with large shower area, sink with fitted cupboards, WC, heated towel rail, tiles walls and recessed lighting.

Bedroom Two 11' 3 x 10'

Window to front and radiator.

Kitchen/Breakfast Room 17' 5" x 13' 1" max (8' 4 min)

With windows to rear and side, fitted with a range of wall and base units, sink and drainer, built-in oven & hob, space for dishwasher, radiator and door to a side lobby with space for shoes and coats and external door to the garden.

Living Room 23' 2" max (15' 3 min) x 13' max (10' min)

Sectioned into two areas, the main living area with patio doors out to the garden and a smaller 'snug' area behind both with radiators.



Bathroom

Window to side, modern suite with panelled bath and shower over, sink unit with fitted cupboards, WC, heated towel rail, tiled walls and flooring.

Attic / Loft 17' 7 x 9' 10

Accessed by a wooden drop down ladder this has been made into a carpeted and usable space with two roof lights, power and light connected. The current vendors happily used this as a bedroom for 6 weeks while family was staying!

Workshop 9' 11" x 8' 8" (3.02m x 2.64m)

Formerly part of the garage and accessed by an external door close to the side lobby door this is a great storage/work space with power and light connected.

Outside

To the front of the property there is a low walled garden with driveway providing off road parking. The rear garden is mainly laid to lawn with large patio area (with awning), well stocked beds and borders, mature hedging, greenhouse adjacent to shingled area with raised beds currently growing veg, brick-paved seating area, summer house and wooden shed.

THE PROPERTY & LOCATION

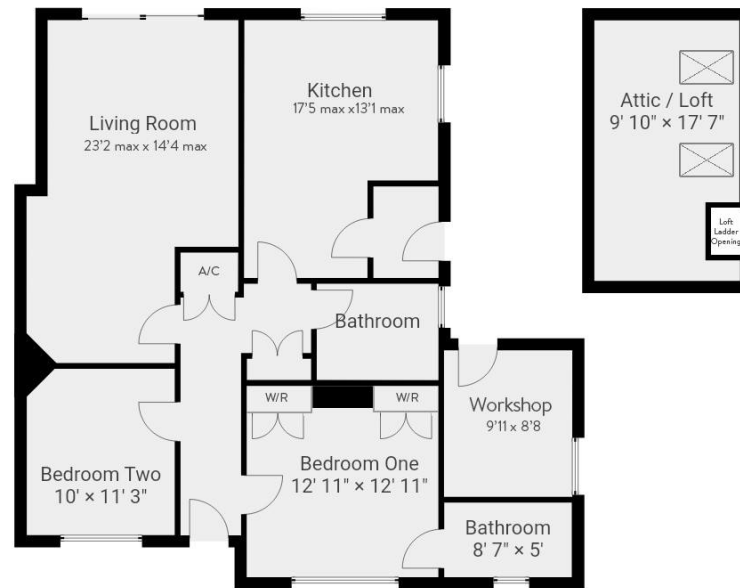
A beautifully presented bungalow in a generous plot on the outskirts of Woodbridge. The property has been extended to offer large kitchen/Breakfast Room, Living Room and two double bedrooms with en-suite to bedroom one plus a usable loft with power and light connected. There is a driveway, workshop and large well stocked rear garden.

The historic, picturesque town of Woodbridge lies on the banks of the River Deben and is popular with sailing enthusiasts and those wishing to enjoy the pace of life that a Suffolk, Market Town provides. Manor Road sits on the outskirts just over the A12 in Hasketon still giving good access to the schools, wide range of shops, cafes and restaurants the town has to offer.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU

T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK

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REGISTERED NUMBER: 9421778

REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given