



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WARREN HILL ROAD, WOODBRIDGE, IP12 4DT

TENURE : FREEHOLD

GUIDE PRICE £495,000

- Detached Character Cottage
- Two Bedrooms
- Beautiful Gardens
- Superb Location
- Cloakroom & Shower Room
- Garage & Driveway

THE ACCOMMODATION



Hall

With built-in storage and doors to...

Utility Room *2.26m x 2.22m (7' 5" x 7' 3")*

Fitted with work surface and storage, with plumbing for washing machine and wall-mounted boiler

Shower Room

Fitted with a WC, wash basin and shower enclosure.

Kitchen/Diner *4.60m x 2.39m (15' 1" x 7' 10")*

Fitted with cabinets, work surface, electric oven, hob and cooker hood, inset sink/drainage unit and dual aspect windows, door to the...

Living Room *4.26m x 3.70m (14' x 12' 2")*

With dual aspect windows, log-burner, storage cupboard and door to the lobby with a further entrance door and stairs to the first floor.

Landing

With doors to...

Bedroom One *3.79m x 3.38m (12' 5" x 11' 1")*

With built-in wardrobe, and dual aspect windows.

Bedroom Two *3.46m x 2.44m (11' 4" x 8')*

Window to rear aspect.

Cloakroom

Fitted with a WC and wash basin.

Outside

The wraparound garden has been beautifully kept with lawns, mature trees, well-stocked beds, a pond, a number of seating areas, a summer house, sheds, wood store and garage with power and light connected, and off road parking for two cars.



THE PROPERTY & LOCATION

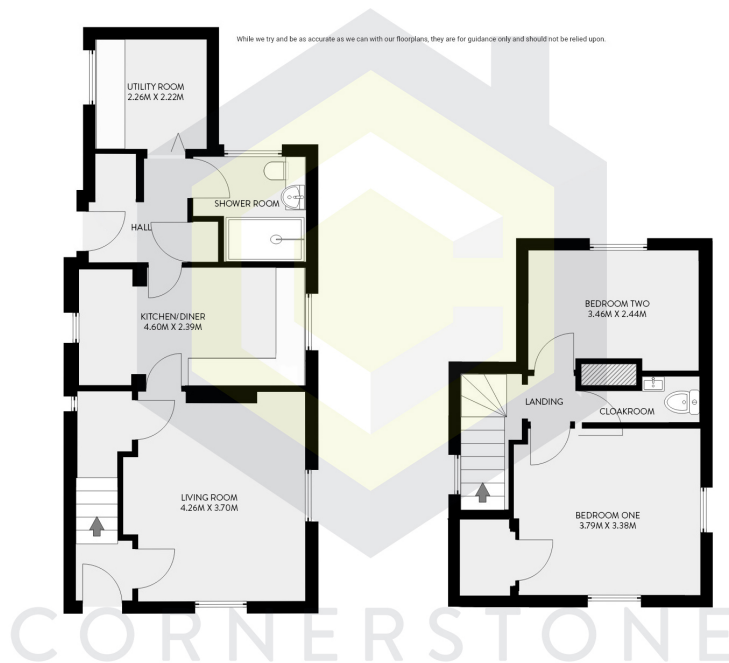
A beautifully presented detached cottage within the grounds of the old cemetery on a very desirable road in Woodbridge.. The property comprises an entrance hall, downstairs shower room and first floor cloakroom, living room, kitchen/diner, two bedrooms, and a utility room. There's a generous parking area, large pretty garden, gas central heating and double-glazed windows.

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 has to offer. Warren Hill Road is ideally situated for local amenities and services including shops and schools. It's also great for access into the Town Centre or out of the town on the A12 to Ipswich and beyond. Woodbridge station has connections to Ipswich, and onward to London.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

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



Council Tax Banding : D

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



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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