



CharlesWright

PROPERTIES

Selling Properties the Wright Way



16 Woolnough Road

Woodbridge, IP12 1HJ

Guide price £670,000



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Description

A spacious extended chalet bungalow, situated towards the end of this private road within walking distance of Woodbridge. The property has been extended over the years and offers versatile family accommodation, whilst set in generous gardens. The loft has been converted to provide a principal bedroom with ensuite and has potential to extend further into the loft, subject to the necessarily planning consents.

Location

The property is situated in an excellent position to the North of the town centre, convenient to walk to. The sought-after market town of Woodbridge is located on the River Deben, with superb sailing and rowing facilities. It offers a variety of amenities including boutique shops alongside national brands, cinema, swimming pool, library, as well as a variety of restaurants.

The property is also conveniently located for both the private Woodbridge School and its neighbour the highly regarded Farlingaye High School, both some five minutes away.

Woodbridge has its own railway station with links to Ipswich which is on the mainline to London's Liverpool Street. There are excellent schools in both the State and Public sectors and a number of golf courses close by. Woodbridge is also the gateway to the heritage coast, an area of outstanding natural beauty.

Entrance Hall

38'9 x 3'8 widening to 6'1 (11.81m x 1.12m widening to 1.85m)

Stairs to first floor, built in storage cupboard and three radiators.

Sitting Room

15 x 11 (4.57m x 3.35m)

Bay window to front and sealed unit double glazed window to side, attractive cast iron open fireplace with pine surround and two radiators.

Lounge Diner

21'4 x 11 (6.50m x 3.35m)

Bay window to front and sealed unit double glazed window to side, central fireplace with log burning stove on a tiled hearth and three radiators.

Study/bedroom Five

8 x 7'7 (2.44m x 2.31m)

Sealed unit double glazed window to side and radiator.

Kitchen/breakfast Room

16'5 x 11 (5.00m x 3.35m)

Sealed unit double glazed window to side, fitted units incorporating sink unit and single drainer, with cupboards under. Further work tops with cupboards and drawers under, space and plumbing for washing machine and dishwasher. Rangemaster stove and Rayburn stove (not used). Eye level units, gas fired boiler and radiator. Doorway to side entrance with a door to outside.

Bedroom Two

12'10 x 11'9 (3.91m x 3.58m)

Sealed unit double glazed window to rear, built wardrobes and radiator.

Bedroom Three

12'10 x 11'9 (3.91m x 3.58m)

Sealed unit double glazed window to rear, built wardrobes and radiator.

Bedroom Four

10 x 9'7 (3.05m x 2.92m)

Sealed unit double glazed window to side and radiator.

Cloakroom

9'7 x 2'7 (2.92m x 0.79m)

Sealed unit double glazed window to side, low level wc and wash hand basin.

Bathroom

9'7 x 7 (2.92m x 2.13m)

Sealed unit double glazed window to side, panelled bath, tiled shower cubicle, low level wc, wash hand basin and chrome heated towel rail.

First Floor Bedroom One

21'9 x 14'6 max (6.63m x 4.42m max)

Velux windows to rear and side, eaves cupboards, free standing bath, chrome heated towel rail and radiator.

Cloakroom

5'3 x 3'2 (1.60m x 0.97m)

Low level wc and pedestal wash basin.

Dressing Area

14'6 x 4'6 (4.42m x 1.37m)

Two hanging rails either side and door to loft.

Loft space

14'6 x 11'2 (4.42m x 3.40m)

Outside and Gardens

To the front of the property there is a large shingle area for parking of numerous cars. There is a lawned front garden with a flower and shrub bed and established trees. The garden runs up both sides of the property to the rear lawned garden with mature hedging and trees along the rear boundary. There are a number of timber sheds.

Agents information

Services: Mains drainage, electricity, gas and drainage are connected to the property.

Tenure: Freehold

EPC: Band D.

Council Tax: Band: D

Local Authority: East Suffolk.



Road Map



Hybrid Map



Terrain Map



Floor Plan

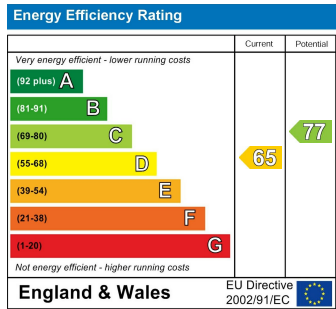


Viewing

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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