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PROPERTIES

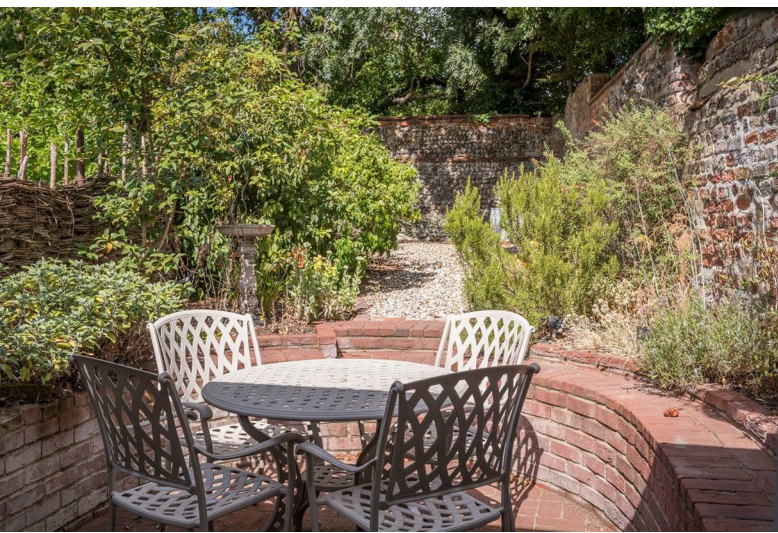
Selling Properties the Wright Way



Oystercatcher Cottage 4 Lime Kiln Quay

Woodbridge, IP12 1BD

Guide price £350,000



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Description

Nestled in the highly sought-after Lime Kiln Quay area is this charming period cottage with characterful interiors and a delightful private walled garden. The heart of the home is a charming sitting room featuring a traditional stable door, a cosy log burner with bespoke wooden cupboards either side of the chimney, creating both warmth and practical storage. A newly fitted, high-specification shower room offers a sleek, contemporary finish. The recently fitted bespoke kitchen/dining room is equipped with a range of integrated appliances and provides ample space for a dining table. Double doors open directly onto the garden, making this a light and sociable space that connects indoors with outdoors.

Upstairs there are two well-proportioned double bedrooms. One enjoys lovely views towards the river, while the other benefits from Velux windows that flood the room with natural light.

Location

The property is in a unique position on a no through road just off Deben Road, close to the River Deben with excellent riverside walks. Close by is beautiful Elmhurst Park with the Thoroughfare just beyond with its comprehensive range of shops and boutique stores as well as some excellent restaurants. The facilities and open spaces make this historic market town so sought after. The town also has two doctors surgeries, a library and a cinema. Woodbridge train station has services to Ipswich, the County Town of Suffolk, which has mainline services to London Liverpool Street. Being on the River Deben there are some excellent water sports available, including rowing and sailing whilst across the river is Woodbridge Golf Course with both its testing 18 and 9 hole courses.

Sitting room

Double glazed sash window to front with window shutters, stable front door, log burner, two bespoke fitted cupboards, radiator and oak flooring.

Kitchen/dining room

Double glazed double doors to rear, kitchen units with granite worktops above and butler sink, integrated double oven and gas hob, integrated microwave, cupboard housing combination boiler, fitted washing machine and tumble dryer, integrated dishwasher, space for fridge/freezer, radiator, tiled flooring and stair flight to first floor.

Shower room

Walk in shower cubicle, bespoke vanity with low level wc and wash basin, chrome heated towel rail and tiled flooring.

Landing

Small window to rear, carpet flooring and staircase and cottage style doors to bedrooms.

Bedroom one

11'11 x 11'08 (3.63m x 3.56m)

Double glazed window to front with shutters, loft hatch, bespoke fitted wardrobe, radiator and carpet flooring.

Bedroom two

8'03 x 8'00 (2.51m x 2.44m)

Double glazed window to rear, velux windows, radiator and carpet flooring.

Outside and garden

The garden is a traditional English cottage garden with a private secluded feel. There is a courtyard patio to the immediate rear with a low bricked boarder and steps leading up to a shingled area. A path leads to a brick built shed which offers great storage and there is access to the garden via the neighbouring properties garden. Various green shrubs, bushes, and overhanging trees provide shade and privacy. There is a variety of smaller plants and general lush foliage.

Services

We understand mains electric, water and gas are connected to the property. Drainage is via a private system

Tel: 01394 446483

which has been recently replaced.
Local Authority: East Suffolk
Tenure: Freehold
EPC: D
Council tax band: B



Road Map



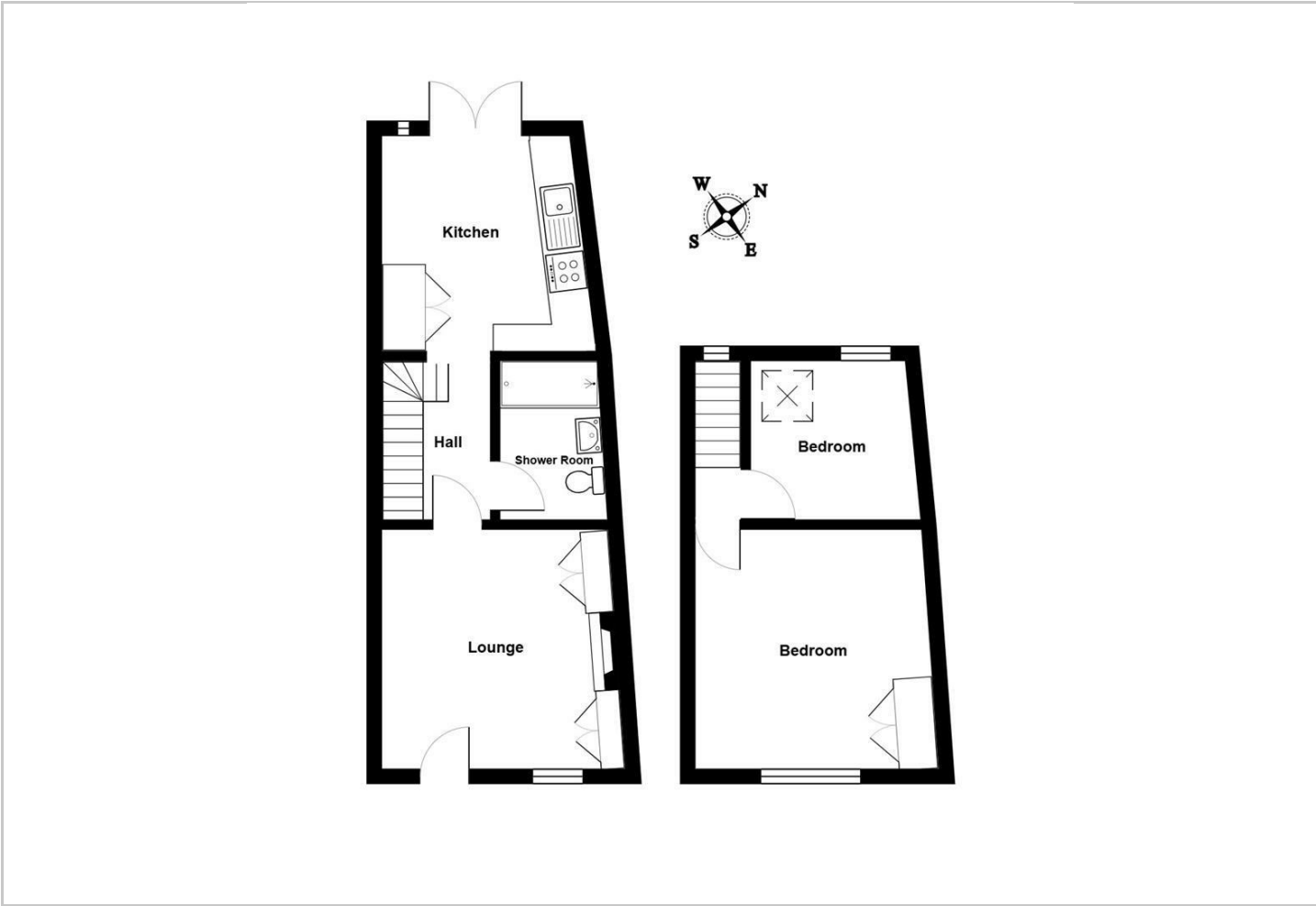
Hybrid Map



Terrain Map



Floor Plan

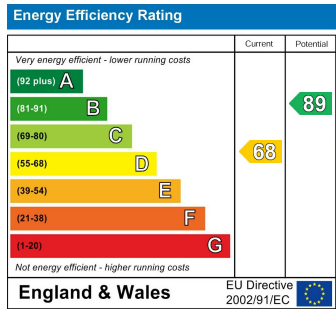


Viewing

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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