

59 Bury Hill, Woodbridge, IP12 1JD



Freehold

Guide Price

£375,000

Subject to contract

No onward chain

3 bedrooms
1 reception room
1 bathroom



Offered for sale with no onward chain is this well presented 3 bedroom link detached home, with off road parking and a garage.

Some details

General information

Situated in Woodbridge, providing excellent access to the town centre and Faringaye High School is this 3 bedroom link detached home on a corner plot with generous rear garden, offered for sale with no onward chain.

The entrance hall has a door to the ground floor cloakroom, stairs to the first floor and doors off to the living/dining room, a bright dual aspect room measuring 24'7" in length, providing excellent and flexible living accommodation. There is a large double-glazed window to the front aspect, looking out towards the front garden and double doors to the rear, giving access onto the patio and garden outside. A door off the dining area gives access onto the kitchen which also has a window to the rear aspect, looking out towards the garden. There are a variety of eye level and base units with worktops over and an inset sink and drainer. There is an electric oven with a gas hob and extractor fan over, space for a fridge freezer and a washing machine, and a cupboard under the stairs that would make a great space for a pantry or further storage. A door from the kitchen leads to the garage, which also has a rear door leading onto the garden. The whole of the ground floor has been fitted with wood effect laminate flooring.

The first floor comprises of three bedrooms and the main bathroom. Bedrooms one and three have windows looking out towards the rear aspect and bedroom two and the bathroom have windows to the front aspect. All bedrooms have been fitted with built in wardrobes, offering excellent storage space. There is also a further storage cupboard that is located on the landing, where there is also access to the loft.

Entrance hall

Living-dining room

24' 7" x 9' 5" reducing to 7' 6" (7.49m x 2.87m)

Kitchen

9' 7" x 9' 1" (2.92m x 2.77m)

Landing

Bedroom one

12' 9" x 8' 7" (3.89m x 2.62m)

Bedroom two

9' 7" x 9' 2" (2.92m x 2.79m)

Bedroom three

8' 1" x 8' (2.46m x 2.44m)

Bathroom

7' 4" x 6' 1" (2.24m x 1.85m)

The outside

The property is approached by a driveway which provides off road parking and access to the garage, and a block paved pathway to the front door. Benefitting from being on a corner plot, the front garden is laid to lawn which leads round the side of the property, providing further outside space. Our vendors currently use this area to store dustbins and give access to the rear garden, however there is potential, subject to necessary planning permission and building regulations, to extend the property on this side. From the side garden there is a fence with a gate leading onto the rear garden, creating a free-flowing wrap around garden. The rear garden is very generous in size and is mostly laid to lawn with a few mature shrubs and bushes. There is a patio area which can be accessed from the double doors off the dining area, providing a great outdoor space for use in the warmer months.

Location

The property is situated in a popular residential location within walking distance of the town centre and well regarded Faringaye High School. The market town of Woodbridge is close to the Suffolk Heritage Coast on the banks of the River Deben. The town offers a wide range of amenities including a library, cinema, gym, swimming pool and a golf club. There are a wide range of shopping facilities including boutique shops and excellent restaurants. Woodbridge also has a railway station with links to Ipswich and onto London Liverpool Street.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure – Freehold

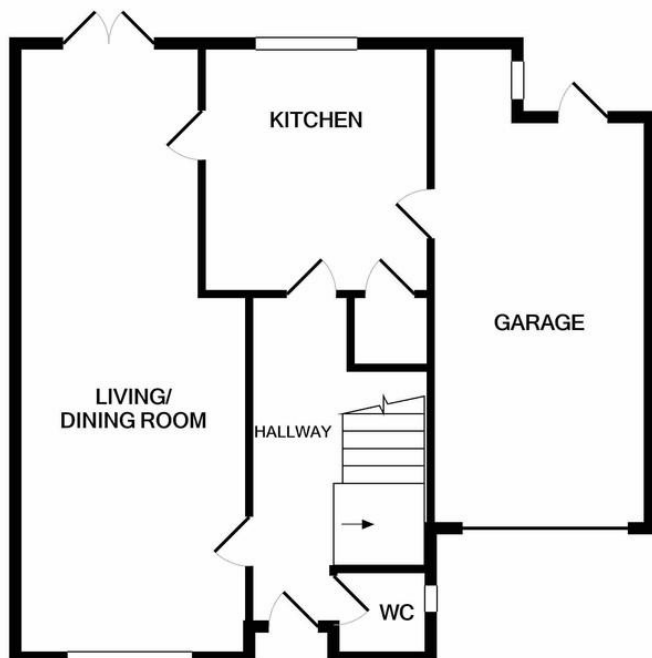
EPC rating – C

Directions

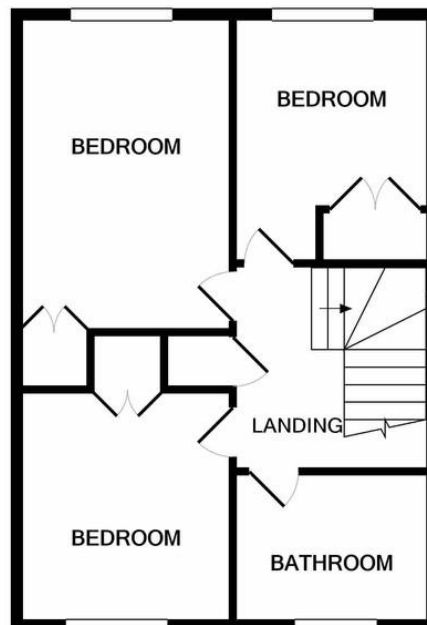
From our Woodbridge office, proceed along Quayside onto Lime Kiln Quay Road and turn right at the traffic lights. Take the second left turn onto Pytches Road and proceed along this road onto Bredfield Road and follow the road along. Turn right onto Bury Hill and continue along this road, past Bury Hill Close, and then take the last left hand turn where the property can be found on the left hand side.

Viewing

To make an appointment to view this property please call us on 01394 333346.



GROUND FLOOR



1ST FLOOR

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