

7 Colletts Walk, Woodbridge, IP12 4HS



**3** bedrooms  
**2** reception rooms  
**1** bathroom

**Freehold**  
Guide Price  
**£375,000**  
Subject to contract  
No onward chain



Offered for sale with no onward chain is this well presented three bedroom semi-detached bungalow, just a stone's throw from the town centre with off road parking, a garage and an extensive rear garden.

# Some details

## General information

Offered for sale with no onward chain is this well presented three bedroom semi-detached bungalow, just a stone's throw from the town centre with off road parking, a garage and an extensive rear garden.

The front door opens into a spacious hallway which gives access to the rest of the accommodation, which is nicely laid out with the bedrooms to the right and the living accommodation to the left. The main bedroom has a window to the front aspect, overlooking the front garden. Bedroom two has a window to the side aspect and bedroom three has a window to the rear aspect, looking out towards the rear garden. The main bathroom can be found at the rear of the property and has been fitted with a four piece suite, which comprises: a shower cubicle, a panelled bath, a wash hand basin and a low level wc.

The living room has a window to the front aspect and features a gas fireplace with brick hearth and surround. There is an original serving hatch through to the kitchen. The kitchen has been fitted with a variety of eye level and base units with worktops over and an inset sink and drainer. There is space for a fridge freezer and space and plumbing for a dishwasher and a washing machine. There is a further storage cupboard, which currently houses the hot water tank.

Just off the kitchen is the conservatory, which has doors onto the patio and the garden beyond.

## Bedroom one

14' 01" x 10' 11" (4.29m x 3.33m)

## Bedroom two

10' 10" x 8' 11" (3.3m x 2.72m)

## Bedroom three

9' 01" x 8' 10" (2.77m x 2.69m)

## Bathroom

7' 05" x 5' 04" (2.26m x 1.63m)

## Living room

12' 05" x 12' 05" (3.78m x 3.78m)

## Kitchen/dining room

12' 01" x 9' 11" (3.68m x 3.02m)

## Conservatory

10' 02" x 9' 03" (3.1m x 2.82m)

## Outside

The property is approached by a driveway which gives access to the garage and provides space for off road parking. The front garden is mostly laid to lawn which is lined by flower beds along the perimeter. A path from the driveway leads to the front door.

The rear garden is mostly laid to lawn with steps up from the patio area onto the garden beyond. There is space for a garden shed on the patio and further space for a greenhouse and shed at the rear of the garden too.

## Location

Colletts Walk is well placed for access to the local schools including Farlingaye High School, Woodbridge independent school and St Mary's Primary School. There are two local Co-op stores which are within a short walk of the property.

The town centre is also within walking distance, with footpaths leading from Colletts Walk directly to Seckford Street. The town offers a variety of shops, pubs, restaurants, the Deben Leisure Centre, cinema and library. The railway station at Woodbridge has links to Ipswich and onto London Liverpool Street.

The town has a natural focal point provided by the River Deben, a stretch of tidal water which is enjoyed by those who like to sail and row.

## Important information

We understand that mains water, drainage, gas and electricity is connected to the property.

Council Tax Band - C

EPC Rating - D

Tenure- Freehold

Our ref - JED

## Directions

From our Woodbridge office, proceed along Quayside and turn right onto Quay Street and continue up to Church Street and then onto Seckford Street. Continue along the road and then turn right on Bullards Lane, take another right onto Naunton Road and right again onto Colletts Walk where the property can be found on the right hand side.

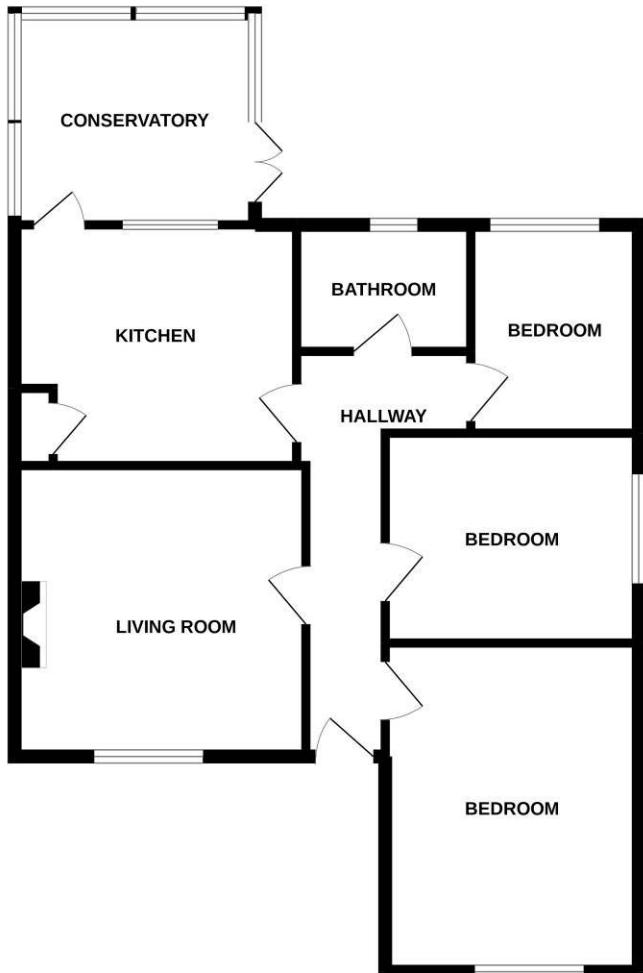
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

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



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To find out more or book a viewing

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