

18 Naverne Meadows, Woodbridge, IP12 1HU



3 bedrooms
2 reception rooms
1 bathroom

Freehold
O.I.E.O
£385,000
Subject to contract



Situated in a highly desirable location within Woodbridge is this immaculately presented three bedroom home with off road parking.

Some details

General information

Situated in a highly desirable location within Woodbridge is this immaculately presented three bedroom home.

As you enter the property you are welcomed into a porch with space for coats and shoe storage, this in turn gives access into an impressive open plan living space ideal for modern living and entertaining. The kitchen has been fitted with matching eye and base level units with worktops over, space for a fridge/freezer, plumbing for a washing machine, an integrated oven and hob and gas fired central heating boiler. The dining area has space for a dining table, sofa and benefits from a venation blind fitted to the window overlooking the front. This room leads onto the sitting room with stairs rising to the first floor, understair storage cupboard with space and plumbing for a tumble dryer and there is a door to the rear garden.

Stair rise to the first floor landing which in turn gives access to all three bedrooms, family bathroom and the separate W.C.

Kitchen

10' 05" x 9' 07" (3.18m x 2.92m)

Dining room

15' 06" x 7' 07" (4.72m x 2.31m)

Sitting room

18' 06" x 12' 05" (5.64m x 3.78m)

Landing

Bedroom one

12' 06" x 10' 06" (3.81m x 3.2m)

Bedroom two

9' 02" x 7' 05" (2.79m x 2.26m)

Bedroom three

8' 07" x 7' 08" (2.62m x 2.34m)

Bathroom

8' 06" x 5' 04" (2.59m x 1.63m)

Outside

The property is approached via a driveway providing off road parking for one to two vehicles with central path leading up to the entrance door and an area of lawn to the opposite side. The rear garden is enclosed by fencing and brick wall with a shed to remain and steps leading up to a patio area with flower and shrub beds.

Location

Naverne Meadows is well positioned to take advantage of the main facilities within the town being within a short walk of the market town and The Thoroughfare where one can also enjoy the boutique shops, cafes and restaurants. Also close to hand and within walking distance is Woodbridge School and Farlingaye High School just beyond, which both offer excellent educational facilities. The historic town of Woodbridge offers numerous facilities including medical centres, cinema, swimming pool and has its own railway with links to the county town of Ipswich and mainline railway service to London Liverpool Street. The River Deben is also within walking distance and there are excellent golf courses nearby including Woodbridge, Ufford Park and Seckford.

Important information

Council Tax - C

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

Tenure - Freehold

EPC - C

Ref - NRH

Directions

From our Woodbridge office proceed along Quayside and into Lime Kiln Quay Road. At the traffic lights with the Red Lion Pub, take a right hand turn onto The Thoroughfare and then left into Pitchers Road. Continue along for some distance passing the turning for Fitzgerald Road on the left and take the next available turning on the left into North Hill and then left again into Castle Street. The turning for Naverne Meadows will be found further along on the right hand side.

Further information

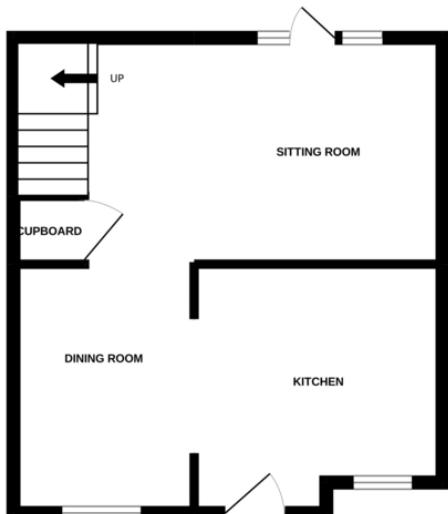
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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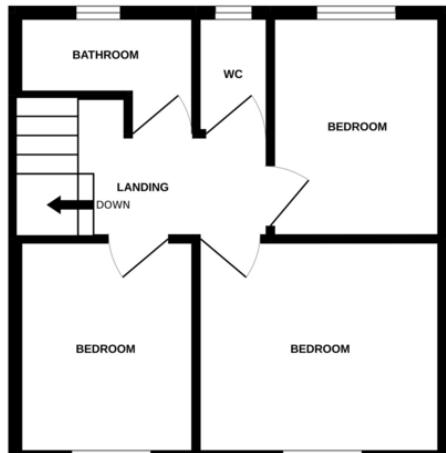
Viewing

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

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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