



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**PETERHOUSE CRESCENT, IP12 4HT**

**TENURE : FREEHOLD**

**GUIDE PRICE £310,000**

**CR-EA.CO.UK**

**01394 547000**

**42 MARKET HILL, WOODBRIDGE, IP12 4LU**

# THE ACCOMMODATION



## Entrance Porch

With door to...

## Entrance Hall

With stairs off to the first floor and doors to...

## Living Room 5.59m x 4.02m (18' 4" x 13' 2")

(Irregular-shaped room; Maximum measurements provided) Fireplace with open fire, window to front aspect and door to the family room.



## Kitchen/Breakfast Room:

### Breakfast Area 3.26m x 2.54m (10' 8" x 8' 4")

With tiled floor, breakfast bar, and window to front aspect, open to the...

### Kitchen Area 5.52m x 2.14m (18' 1" x 7' )

Fitted with a range of wall and base units, with work surfaces over, inset stainless steel sink/drain unit, electric & gas cooker point, stainless steel chimney cooker hood, integrated dishwasher, and door to the...



## Family Room 7.36m x 2.78m (24' 2" x 9' 1")

A flexible space with windows and doors overlooking and giving access to the rear garden. There's also a door to the...

## Cloakroom

Fitted with WC.

## First Floor Landing

With fitted storage and doors to...

## Bedroom One 4.06m x 3.09m (13' 4" x 10' 2")

A generous double room with built-in cupboard and window to front aspect.

## Bedroom Two 3.60m x 3.64m (11' 10" x 11' 11")

(Max measurements provided) Another good double with window to front aspect.

## Bedroom Three 3.08m x 2.18m (10' 1" x 7' 2")

With window to rear aspect.

## Family Bathroom

Fitted with a WC, wash basin and panelled bath with shower over and window to rear aspect.

## Outside

To the front of the property is a driveway providing parking space for up to three cars. The rear garden has been landscaped with a number of seating/patio areas, a raised veg bed, a lawn and two sheds. There's also a large summer house, currently used as a games room, with power and light connected.

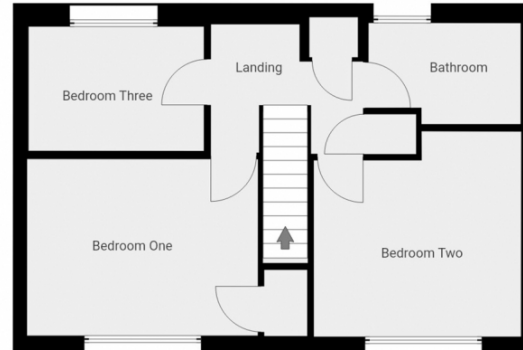
# THE PROPERTY & LOCATION

A well-proportioned, extended family home in Woodbridge, comprising three bedrooms, family bathroom, living room, family room, cloakroom and kitchen/breakfast room. The property has off-road parking, a generously proportioned garden with a large summer house, gas central heating and double-glazed windows.

Woodbridge is famous for its riverside setting; nestled on the banks of the Deben it is particularly popular with sailing enthusiasts. The town is well serviced by a mainline rail station with links to London and the A12 is on the outskirts with Ipswich and Aldeburgh within easy travelling distance.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		68	80
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Peterhouse Crescent, IP12 4HT

- **Three Bedroom Family Home**
- **Living Room; 24' Family Room**
- **Driveway**

**Council Tax Banding : B**

- **Kitchen/Breakfast Room**
- **Gas Central Heating & Double Glazed Windows**
- **Good-Sized Garden With Summerhouse**



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