



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HILLY FIELDS, WOODBRIDGE, IP12 4DX

TENURE : FREEHOLD

GUIDE PRICE £550,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Porch

With further door in to the...

Entrance Hall

The property has well-designed accommodation with the hallway providing good definition between the bedrooms and living accommodation, with built-in storage/airing cupboard housing boiler, and doors to...

Living Room 4.88m x 4.56m (16' x 15')

A generously proportioned living room with feature fireplace with solid-fuel stove, window to side aspect, doors to the conservatory and open to the...



Dining Area 2.93m x 1.31m (9' 7" x 4' 4")

With window to side aspect and a serving hatch to the kitchen.

Conservatory 3.78m x 3.49m (12' 5" x 11' 5")

A large additional space to enjoy the garden, with doors giving access to outside.

Kitchen 3.65m x 3.34m (12' x 10' 11")

Fitted with a range of wall and base units with work surfaces, built-in electric oven, microwave-combi oven, induction hob and cooker hood, inset sink/drain unit, water softener, breakfast bar, door to the...



Utility Room 2.89m x 2.81m (9' 6" x 9' 3")

Fitted with a further range of kitchen cabinets with sink/drain unit, plumbing for washing machine and dishwasher, space for fridge and freezer, door to outside and door to the...

Side Entrance Hall

With further door to the front driveway, door to...

Cloakroom

With WC and wash basin.

Bedroom One 4.54m x 3.68m (14' 11" x 12' 1")

A large double bedroom with window to rear aspect.

Bedroom Two 4.56m x 3.08m (15' x 10' 1")

Another good double room with window to rear.

Bedroom Three 2.97m x 2.70m (9' 9" x 8' 10")

With window to front aspect.

Shower Room

Fitted with a shower enclosure, WC and wash basin.

Bathroom

Fitted with a bath and vanity unit with countertop and wash basin.

Outside

To the front of the property is a driveway providing off road parking for several vehicles. A side gate leads to a raised garden area laid to beds providing vegetable plots and mature shrubs and a large wooden shed. The rear garden is predominantly laid to patio and shingle providing excellent entertaining space with well-stocked beds to the boundary.

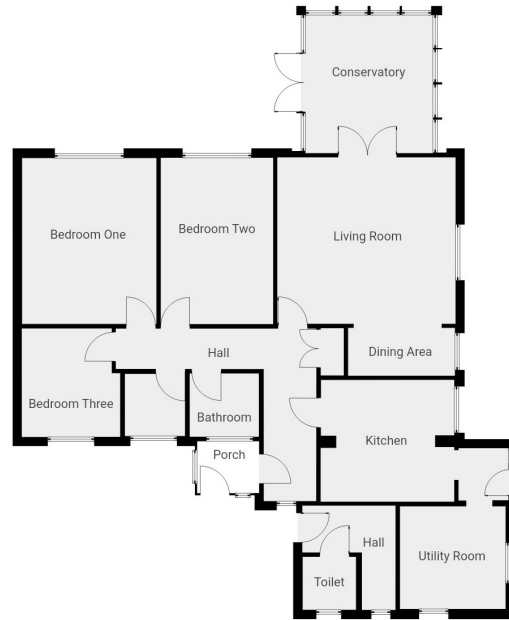
THE PROPERTY & LOCATION

A well-presented detached bungalow situated in a popular no-through road in Woodbridge, offering well-proportioned accommodation, pleasant gardens and no onward chain. The spacious accommodation comprises Three bedrooms, lounge/diner, conservatory, kitchen, utility room, cloakroom, shower room and bathroom and benefits from gas central heating, double glazed windows and 16 solar panels.

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
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	93	97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 48 Hilly Fields, IP12

- Popular Cul-De-Sac Location
- Three Bedrooms
- Conservatory
- Off Road Parking

- Detached Bungalow
- Lounge/Diner
- Generous Garden & Driveway
- A-Rated Energy Efficiency

East Suffolk Council Tax Banding : C



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