



Stable Cottage
11B Theatre Street | Woodbridge | IP12 4NE

Guide Price £315,000 Freehold

FINE & COUNTRY



Stable Cottage

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Stable Cottage is a charming one-bedroom detached property with the sought-after addition of a garage and a south-facing courtyard garden.

In its tucked away position, set back from Theatre Street, the property is perfectly located within walking distance of The Market Hill and The Thoroughfare.

Arranged over two floors, the accommodation is designed for reverse living. The bedroom and bathroom can be found on the ground floor with the kitchen and living area on the first floor, which benefits from a balcony offering views across the rooftops towards St. Mary's Church.





Entrance Hall

Entering the property through a wooden stable door, approached by a brick doorstep, the hallway leads to the bedroom, bathroom, and stairs to the first floor.

Bedroom

A good-sized double bedroom with space for storage, well positioned to benefit from the light which enters the room via the patio door, leading out to the south-facing courtyard garden. Complete with a wall-mounted shelf with radiator beneath and carpet laid to floor.



Door to Bathroom

Comprising of a low-level WC, pedestal wash hand basin with mirror above, and a bath with partially tiled green splash back surrounding, Tile effect flooring, and a second door leading back to the Entrance Hall.







From Entrance Hall, carpeted stairs lead to

Sitting Room

This charming Sitting Room benefits from wall lighting and period features such as a vaulted ceiling with character beams. A sash window is onlooking to the rear aspect and to the front, is a door leading out to the balcony which allows for plenty of light. Two radiators and carpet laid to floor.



Door to Kitchen

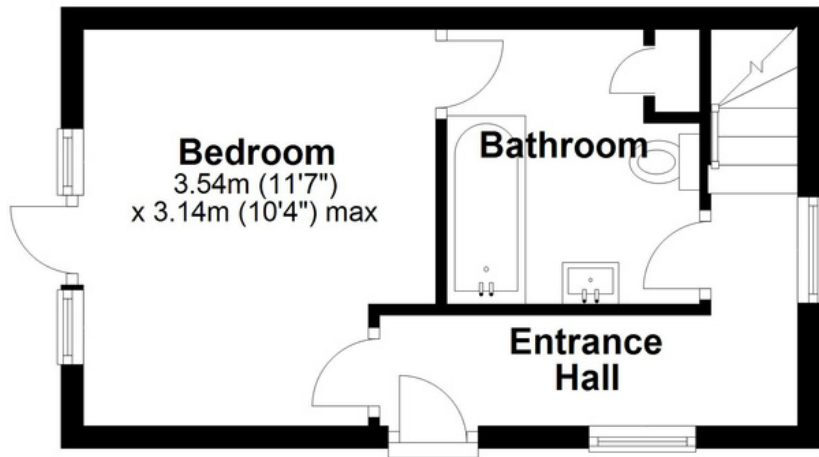
The Kitchen is comprised of a range of wall and base units, a breakfast bar with space for seating and a red tiled splashback surrounding the worktop. Complete with inset spotlights and a window to the front aspect, with a sink situated below and tiled effect flooring.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

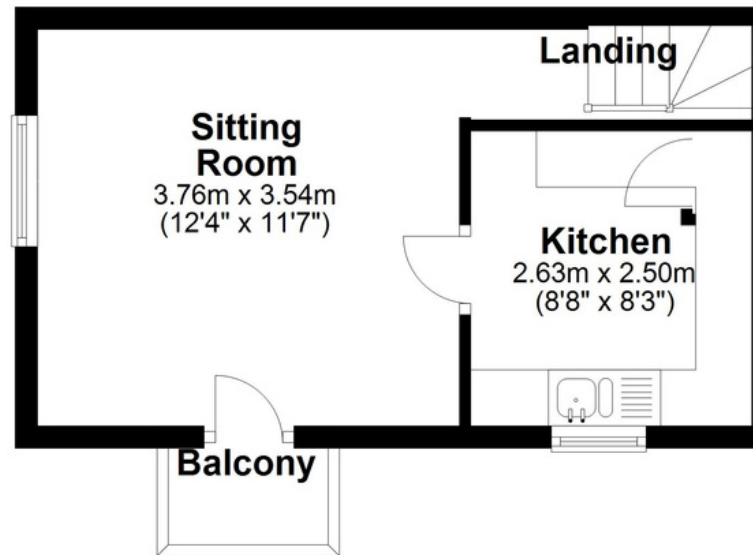
Ground Floor

Approx. 22.5 sq. metres (242.2 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.2 sq. feet)



Total area: approx. 45.0 sq. metres (484.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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Outside

Set back and approached via Theatre Street, the property is accessed through a wooden archway leading to a shingled driveway that flows up to the property. Continuing round to the left is the private garage (green door) which is supplied with lighting and electricity.

The south-facing courtyard garden can be accessed from both the cottage and from the shingled driveway via a metal gate, providing a quaint and private section of outside space.

Services

We are informed by the vendors that mains electricity, gas, and water are supplied to the property.

Council Tax Band C - £ 1836

Viewing strictly by appointment with Fine & Country Woodbridge - 01394 446 007

About The Area

Woodbridge is a well-served market town, known for its beautiful historic buildings and wide-ranging amenities, to include a fine selection of shops and restaurants, a library, two theatres, sports facilities (including sailing, rowing, tennis, bowls, rugby and football clubs, as well as doctors, dentists and a railway station.

This much sought-after market town is located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. There are spectacular riverside walks from the heart of the town and is well placed for visiting some of the county's best loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham and the foot ferries at Bawdsey and Butley.

Reputable nearby schools are to include the highly regarded Abbey (Prep School) and Woodbridge School (Senior school), three primary schools and Farlingaye High School.

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



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