



7 Kingston Road
Woodbridge | Suffolk | IP12 4AY

Freehold Guide Price £ 525,000





7 Kingston Road

Situated within walking distance of Woodbridge town centre, is this charming two-bedroomed, 1920's built detached bungalow.

With an extension added in the 1970's the property impresses with a deceptively spacious amount of accommodation. As well as benefitting from several outbuildings in the rear garden which present a range of uses though could be removed to explore the potential for an extension subject to planning.

Whilst only positioned a few minutes walk away from the town centre and local amenities, the property provides ample off-road parking for three or more cars as well as a single garage situated to the front of the property.





Entrance Hall

A part-glazed composite door opens onto the L-Shaped Entrance Hall with cloak cupboard and airing cupboard housing the boiler. Pendant light, radiator and carpet laid to floor.

Dining/Sitting Room

A wonderfully open and bright space with the Dining Room opening directly into the Sitting Room.



The Dining area is complete with an open fireplace with a timber mantle with alcove shelving to the side. Window to the side aspect, pendant light, radiator and carpet laid to floor throughout.

The Sitting Room is a dual aspect room which features a large picture window framing the rear garden with a side aspect window and door leading to the raised patio. Pendant light, radiator.





Kitchen

The Kitchen comprises a range of wall and base cream shaker style cabinets with worktop. A four-ring Bosch gas hob with extractor over and separate eye-level Bosch double oven and grill. Stainless steel sink with tiled splashback and window behind to the front aspect.



Space for a dishwasher, washing machine and fridge. Serving hatch connecting to the Dining Room and cupboard above providing large amounts of storage. Ceiling light and tile effect flooring.



Utility Room

A functional space with a walk-in shelved pantry, utility store which currently houses a free-standing fridge freezer. Part-glazed composite door leading to the side of the property, ceiling light, radiator and tile effect flooring.



Bedroom One

Spacious dual aspect bedroom with window to the rear and side aspect. Pendant light, radiator and carpet laid to floor.



Bedroom Two

A generously sized second bedroom with built-in cupboards providing shelved and hanging storage. Window to the front aspect, pendant light, radiator and carpet laid to floor.

Shower Room

White suite comprising a low level WC, electric shower in corner cubicle and pedestal wash basin. Tiled splashback surround and mirrored cabinet above sink. Obscured glass window to the side aspect, ceiling light, radiator, chrome heated towel rail and electric bar heater. Shelved storage in recessed alcove. Laminate flooring.



Outside

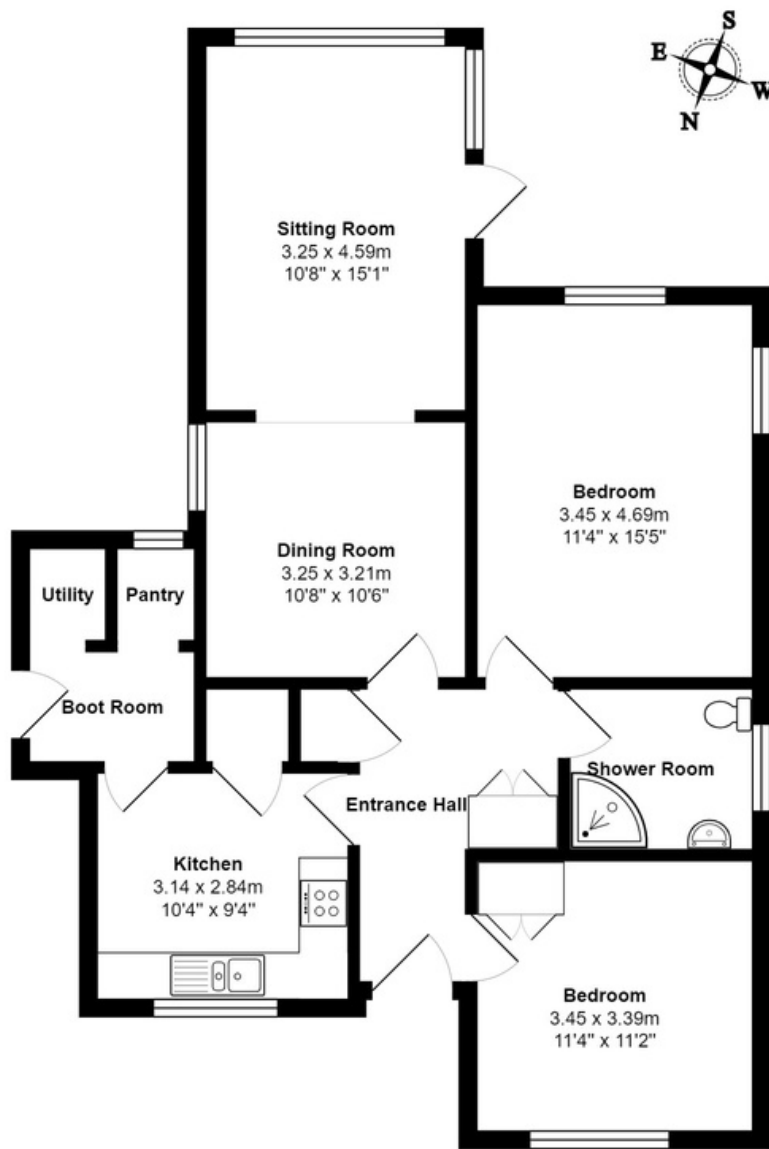
The property has a gated front entrance with a single garage to the side and parking for several cars. The front garden is enclosed by fencing and live hedging with a combination of patio and shingled areas with mature shrubs. The door is approached from the pathway with a terracotta tiled porch with outside courtesy light.



To the left of the property is side access to the numerous outbuildings.

To the right of the property the garden wraps around and provides a generous side passage with path leading to the carefully landscaped garden. The garden is partly laid to lawn and shingle with flower and shrub borders.





Total Area: 86.2 m² ... 928 ft²

All measurements are approximate and for display purposes only

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

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We are advised by the vendors that mains electricity, water, and drainage are connected. The property benefits from gas-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk - Band D - £ 2,065.62
(2023/2024)

What Three Words

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About The Area

Woodbridge is a much sought-after market town located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town is widely known for its' beautiful historic buildings and wide-ranging amenities which include a library, two theatres, a cinema, numerous sports facilities (including sailing, rowing, tennis, bowls, rugby, and football clubs), dentists and doctors' surgeries, and a selection of highly reputable schools.

There are spectacular riverside walks from the heart of the town and Woodbridge 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.

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.



Fine & Country Woodbridge
28 Church Street, Woodbridge, Suffolk IP12 1DH
01394 446 007 | woodbridge@fineandcountry.com

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