



16 Warren Hill Road

Woodbridge | Suffolk | IP12 4DU

Freehold Guide Price £ 775,000

FINE & COUNTRY





# 16 Warren Hill Road

A wonderfully positioned four-bedroom Victorian detached property with a wealth of original features, within walking distance of the centre of Woodbridge and the River Deben available with no onward chain.

The property includes many period features such as high ceilings, original sash windows, four-panel doors and picture rails throughout as well as original curtain poles. The combination of large windows and high ceilings creates a light filled space.

There is a generously sized front garden setting the property back from the road. The good-sized, mature garden to the rear features an array of plants and shrubs. There is a single garage and large hard standing area for off-road parking.





### Entrance Hall

The original part glazed panelled front door opens onto the entrance hall with parquet flooring, obscured glass window with original curtain pole to the side aspect, pendant chandelier and radiator.



From the entrance hall, doors lead to the sitting room, dining room and kitchen.





### Sitting Room

Original triple bay sash window and curtain pole to the front aspect. Original picture rail and four panel door. Multifuel burner set into fireplace on a tiled hearth with tiled surround and wooden mantel. Inset shelving sits either side of the fireplace with wall lights above, pendant chandelier, radiators and carpet laid to floor.



### Dining Room

Period sliding door opens onto the dining room with French doors leading to the patio area outside. An original cast iron fireplace with tiled surround, wooden mantel with two wall lights above and a pendant chandelier. Original curtain pole and picture rail. Radiator and carpet laid to floor.





### Kitchen/Breakfast Room

The kitchen comprises a range of wall and base wooden cabinets, worktop and tiled surround. Integrated appliances consist of an Electrolux Oven, a Zanussi Fridge and a Bosch Dishwasher. Sink with internal window behind through to the conservatory. To the left is the boiler for radiator heating, a four-ring gas hob with extractor over and a Rayburn oiled fired cooker which also heats the domestic hot water. Ceiling light, under cabinet lighting, radiator and laminate flooring. Panelled wall with a door under the staircase leading down to the cellar.

### Cellar

Suffolk brick floored coal cellar providing additional storage space. Light and power outlets.

### Utility Room

A glazed door opens from the kitchen to the utility with wall and base wooden cabinets with inbuilt Zanussi washer dryer and Liebherr freezer. To the rear aspect a part glazed door opens to the garden and to the front aspect is a further glazed door in use as a side entrance. Laminate flooring and ceiling light.

### Conservatory

A glazed door from the kitchen opens to the conservatory with exposed white painted brick and panelling. To the right is a base unit and stone butler sink. Windows to the side and rear with a part glazed door to the garden.

### WC

A solid wooden door leads from the conservatory to a WC comprising a high-level cistern WC, wash basin with tiled splashback and obscured glass window.







From the entrance hall, carpeted stairs lead to the split level landing. Window to the side aspect. The door on the lower landing leads to the bathroom.



### Bathroom

Fully tiled bathroom with white suite comprising low level WC, pedestal wash hand basin with mirrored cabinet over and bath. Windows to the front and rear. Chrome heated towel rail, Dimplex storage heater, wall mounted fan heater, ceiling light and laminate flooring.

From the lower landing, return stairs leads to the upper landing with a cupboard housing the fuse box with hanging and shelved storage. Pendant chandelier and radiator. The bedrooms are accessed from the upper landing.





### Bedroom One

Situated to the front aspect is bedroom one with two sash windows, picture rail, pendant light, radiator and carpet laid to floor.



### Bedroom Two

A good-sized, L-shaped bedroom with built in wardrobes and sash window to the rear aspect. Picture rail, pendant light, radiator and carpet laid to floor.





### Bedroom Three

Bedroom three includes a wooden cupboard that houses the domestic hot water cylinder which is served by the Rayburn and/or immersion heater. The bedroom also has a tiled shower cubicle with electric shower, vanity sink unit with tiled surround and mirrored cabinet over. There is a sash window to the rear aspect, pendant light, radiator and carpet laid to floor.



### Bedroom Four

Sash window to the front aspect, picture rail, wall light, pendant light, radiator and carpet laid to floor.





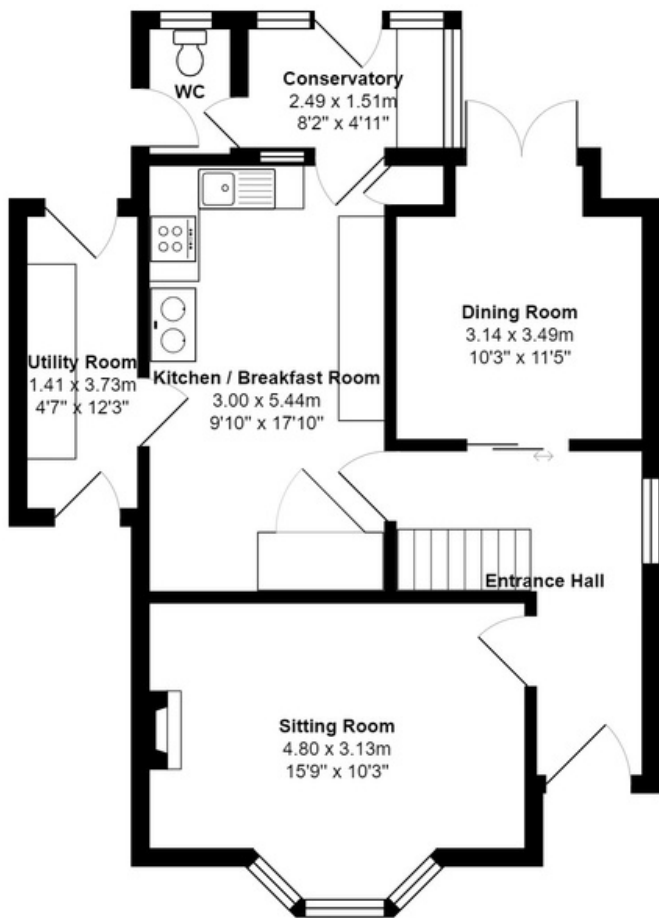
### Outside

The property is approached by a wooden garden gate set in the original brick wall with a path leading to either the front porch, or to the side entrance with outside courtesy light. The front garden is enclosed by shrub borders with fencing to the left side.

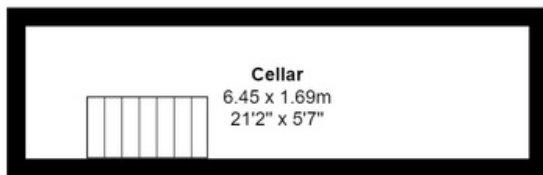
To the rear of the house is an area laid to patio, accessed from the utility room, conservatory and dining room. Beyond this the garden is predominately laid to lawn with an array of mature trees and shrubs. The path leads to the back of the garden where there is a garage and shed including a hardstanding area for parking which is accessed by the set of double gates at the rear.



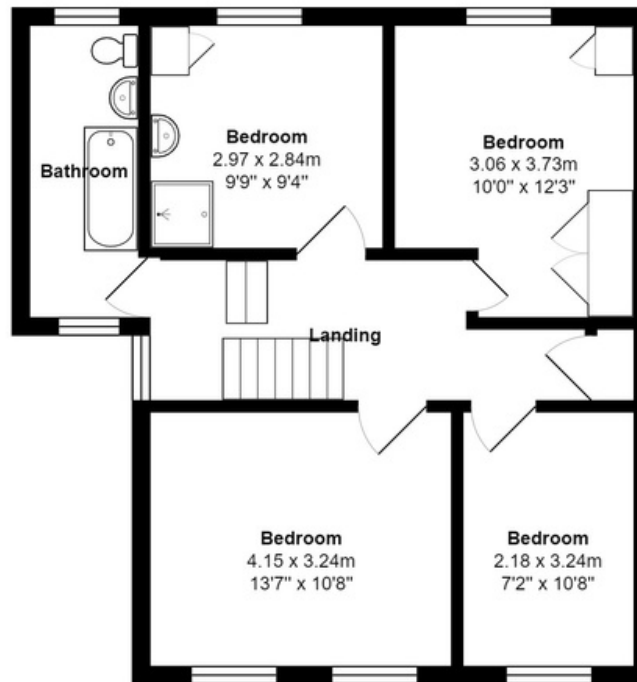




Area: 66.6 m<sup>2</sup> ... 716 ft<sup>2</sup>



Area: 10.9 m<sup>2</sup> ... 118 ft<sup>2</sup>



Area: 56.4 m<sup>2</sup> ... 607 ft<sup>2</sup>

**Total Area: 133.9 m<sup>2</sup> ... 1441 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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, gas, water, and drainage are connected. The property benefits from gas-fired central heating and a Rayburn oil fired range cooker.

### Possession

Vacant possession upon completion.

### Council Tax Band

East Suffolk - Band E - £ 2,524.65

### What Three Words

///challenge.upholding.scale

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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.





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