



5 Moors Way  
Woodbridge | Suffolk | IP12 4HQ

Freehold Guide Price £ 525,000

FINE & COUNTRY



# 5 Moors Way

A good sized, level plot enfolds this delightful 1980's built three bedroomed, detached family bungalow. The property is located in a highly accessible location within easy reach of Woodbridge town centre and all local amenities.

The property is of traditional cavity wall, red brick construction under a tiled roof and benefits from UPVC double glazing, UPVC fascia and soffit boards, gas warm air central heating, spacious, flexible accommodation throughout, on site garaging and parking for approximately 5-6 vehicles.

## The Accommodation

Fully glazed front door with matching side panels opens to

## Entrance Lobby

Tiled floor. Door to attached garage and door to

## Cloakroom

Close coupled WC, wall mounted basin, louvre fronted, shelved cupboards and electric bar heater.





From Entrance Lobby, dual fully glazed door to

### **Entrance Hall**

Built in boiler cupboard. Adjacent built in, shelved cupboard. Access to insulated loft and doors to



### **Living Room**

A good sized room with dual aspect window and patio doors. Pleasant views over the rear garden. TV point. Thermostat. Two centre lights and fitted carpet.



## Kitchen Dining Room

Twin bowl, stainless steel sink unit with cupboards and drawers under. Post formed work surfaces. Free standing electric cooker. Separate matching work surfaces with cupboards, drawers and space under. Full range of eye level units to match base. Space for fridge freezer. Plumbing for washing machine and dishwasher. Fully tiled walls. Patio doors to rear garden. Built in, fully shelved larder. Carpet tiles to floor.







### **Bedroom One**

Two deep, built in double wardrobes.  
Views over front garden.



### **Bedroom Two**

Built in double wardrobe. Pleasant  
views to front of property.



### **Bedroom Three**

Currently utilized as a dining room, with windows to the front elevation.

### **Bathroom**

White suite comprising panelled bath, vanity basin with mirror over. Fully tiled shower cubicle. Extractor fan.



### **Separate WC**

White wall mounted basin with matching close coupled WC. Mirror.





## Outside

The property is approached via a good sized tarmac driveway providing parking for around 5-6 vehicles with adjacent curved shingle area, all enclosed by post and rail and close board fencing. Outside gas and electric meter cupboards. Side pedestrian gate to

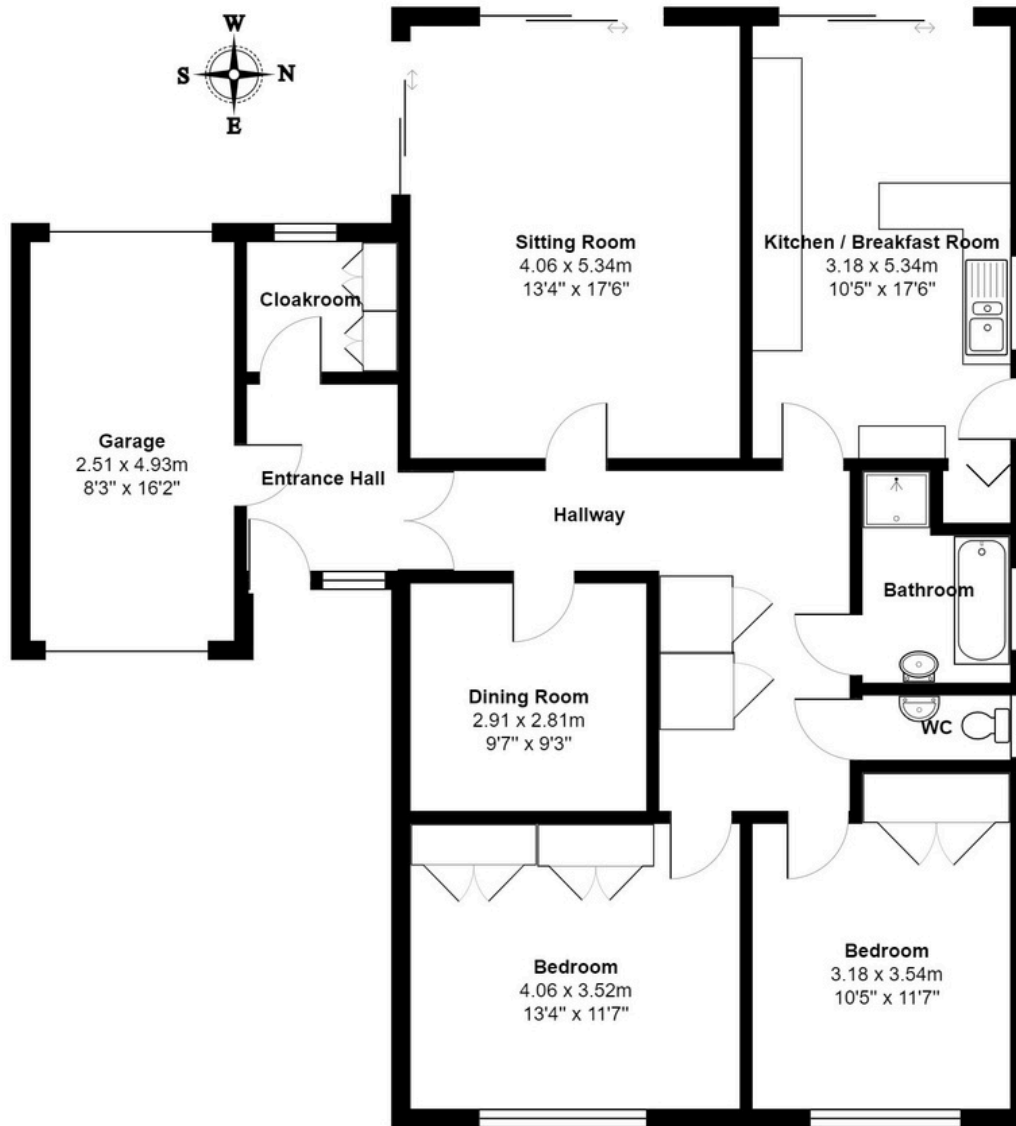
## Rear garden

As aforementioned, 5 Moors Way enjoys a large plot. The south facing, rear garden is of a really good size, being mainly laid to neat, open lawn, interspersed with shrubs and flower borders. There is a large patio area adjacent to the rear of the property with double sized, electric sun awning.

Outside courtesy light, water tap, greenhouse, timber shed/workshop (approximately 12' x 8') with power and light. Further adjacent small shed.

The rear garden is totally enclosed by live hedging and close board fencing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Total Area: 120.3 m<sup>2</sup> ... 1295 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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.

## Council Tax

East Suffolk band E – 2024/25 - £ 2663.89

## Possession

Vacant possession upon completion.

## What Three Words

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**Viewing** strictly by appointment with  
Fine & Country Woodbridge - 01394 446007

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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.

The railway station has links to Ipswich and onwards to London, Norwich and Cambridge.





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