



The Bedroom



The Kitchen through to the Dining Area



The Sitting Room



The Garden



The rear elevation



CARTMEL

15 BRIARWOOD ROAD WOODBRIDGE SUFFOLK IP12 4DQ

A four bedroom detached bungalow towards the outskirts of the town
and close to Broom Heath

Offers in the region of £495,000

Briarwood Road is in an established residential area towards the outskirts of the town. The road is almost opposite the turning to Broom Heath which is regarded as the best residential area in Woodbridge. The bungalow has been adapted over the years and now provides good accommodation with a well proportioned Sitting Room, a Kitchen-Dining Room, a separate Utility Room as well as four Bedrooms, one of which has been previously been used as a Study. There is a Family Bathroom and the main bedroom which overlooks the rear garden has an En-Suite Shower

Room. The garage is built as a part of the property and has an electric up and over door with a gravelled drive in front providing additional parking space. The garden is of a good size and has a variety of mature shrubs adding to the interest. The town can be reached on foot, either by Sandy Lane, Ipswich Road and Cumberland Street or via Broom Heath which in turn links with the footpath which skirts the river bank and leads from Kyson Point down to the Tide Mill. Woodbridge has very good facilities for its size including a variety of independent shops trading alongside the national

names, a number of restaurants, cinema, library and a railway station with services to Ipswich, Suffolk's county town, which is about eight miles away. Frequent connections for onward journeys run from Ipswich to London's Liverpool Street station. There are good opportunities to play sport in the surrounding area with a number of clubs catering for a range of interests and the picturesque Suffolk countryside provides many attractive walks and rides. The bungalow provides the following accomodation.

Ground Floor
Approx. 128.2 sq. metres (1405.2 sq. feet)

Total area: approx. 128.2 sq. metres (1405.2 sq. feet)
Prepared by David Morgan, Chartered Surveyor (1995) for the purpose of this report only.
Please contact the Surveyor for further details.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

EU Directive
2002/91/EC

The approach is via a part glazed upvc front door with obscure glazed window set to one side, the door opening into

THE ENTRANCE HALL

with a built-in cupboard with hanging rail and shelf and a further cupboard to one side. Telephone point, radiator with thermostat, smoke detector, laminate flooring and a door to

THE LIVING ROOM

about 18ft 5ins by 12ft 4ins the fireplace with marble insert and hearth and hardwood surround, sealed double glazed doors, flanked by similarly glazed windows opening onto the decked terrace, radiator with thermostat, TV aerial lead-in, fitted carpet and glazed double doors into the Dining Room.

THE KITCHEN-DINING ROOM

THE KITCHEN about 12ft by 9ft 5ins with worktops arranged in an L-shape with drawers and cupboards below and with a one and a half bowl sink set beneath the sealed double glazed widow on the side elevation. Space for an oven with hood set in the range of wall cupboards above and space to one end of the units for a fridge or freezer. Tiling over the worktops, former fireplace housing the Baxi Boston 2 gas boiler, the adjoining Airing Cupboard with a preinsulated hot water cylinder with immersion heater, shelf above and timer. The laminate flooring continues into THE DINING AREA about 11ft 2ins by 9ft with a sloping ceiling, sealed double glazed window overlooking the garden to the rear and similarly glazed door opening onto the path at the side of the bungalow. Tall radiator with thermostat.

THE UTILITY ROOM

about 8ft 7ins by 7ft 1ins with a worktop to one side with a stainless steel sink, tiling above and cupboards below, one enclosing the Monarch water softener. Space and plumbing for a washing machine, wall cupboard and further tall built-in cupboards to one corner of the room enclosed by four doors. Heated towel rail with thermostat, upvc framed replacement door, glazed to the upper part opening onto the side path and further door to the garage.

The Inner Hall is of L-shape with a radiator with thermostat, fitted carpet and has doors to

BEDROOM 1 & EN-SUITE SHOWER ROOM

THE BEDROOM measuring about 14ft by 12ft 6ins excluding the Lobby by the door with sealed double glazed windows on the rear and side aspects and with similarly glazed double doors opening onto the decked terrace. Built-in wardrobe with hanging rail and shelves above, two radiators each with a thermostat, aerial connection, trap door with loft ladder to the roof space and door to THE EN-SUITE SHOWER ROOM with a tiled shower cubicle with Mira Gem 88 control, pedestal basin, shaver socket, WC, heated towel rail, medicine cupboard, extractor fan, tiled floor and obscure glazed window.

BEDROOM 2

about 11ft by 10ft with a sealed double glazed window on the front elevation, built-in double wardrobe with hanging rail, shelf and further cupboards above, radiator with thermostat and fitted carpet.

BEDROOM 3

about 10ft by 6ft 11ins with a built-in double wardrobe with hanging rail and shelf, further cupboards above, radiator with thermostat, sealed double glazed window on the side elevation, high level shelves, trap door with loft ladder to the roof space and fitted carpet.

BEDROOM 4 OR STUDY

about 10ft by 7ft 6ins with a built-in double wardrobe with hanging rail and shelf and further storage cupboard above, radiator with thermostat, sealed double glazed window on the side elevation and laminate flooring.

THE BATHROOM

with tiling around the panelled bath with Mira Sport shower unit above, pedestal basin, bidet and WC. Heated towel rail with thermostat, medicine cupboard, tiled floor and sealed double glazed window on the front elevation.

THE SERVICES

Mains electricity, gas, water and drainage. Heating and hot water from the Baxi Boston 2 gas boiler. Aerial connections. Telephone points. Immersion heater. Monarch water softener.

THE GARAGE

with an electric up and over door, concrete floor, two high level windows and light and power connected. There is space to one end for a work bench.

THE GARDEN

at the front of the bungalow there is a gravelled drive to the garage with a lawn to one side with evergreen and other shrubs to the bed within the lawn and to the borders around the perimeter. There is pedestrian access on either side of the bungalow accessed by timber gates. The wider gravelled path on one side with an outside tap, light and power supply and with a greenhouse beside the point where the gravelled path meets the lawn. The lawn is largely rectangular with mature planting around the perimeter including a variety of shrubs and with trees including apple, pear and cherry. There is a raised decked terrace which can be accessed from the main Bedroom or the Sitting Room and at the end of the lawn there is a covered area for a bench and a useful timber shed to one corner.

IMPORTANT NOTE

The services, equipment, apparatus and appliances have not been tested. Prospective purchasers must satisfy themselves either by inspection or preferably by seeking advice from suitably qualified people to the efficiency, condition, fitness for purpose of the equipment, fixed apparatus, appliances or services.

COUNCIL TAX

Band D

TENURE

Freehold with VACANT POSSESSION on completion of the purchase.

VIEWING

Strictly by prior appointment with the Agents please.

REFERENCE

J 12577 311016

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