

The Front elevation



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OAKRIDGE BROOM HEATH WOODBRIDGE SUFFOLK



The Dining Room & Sitting Room beyond



The Sitting Room



The Kitchen



Bedroom 1



Bedroom 3



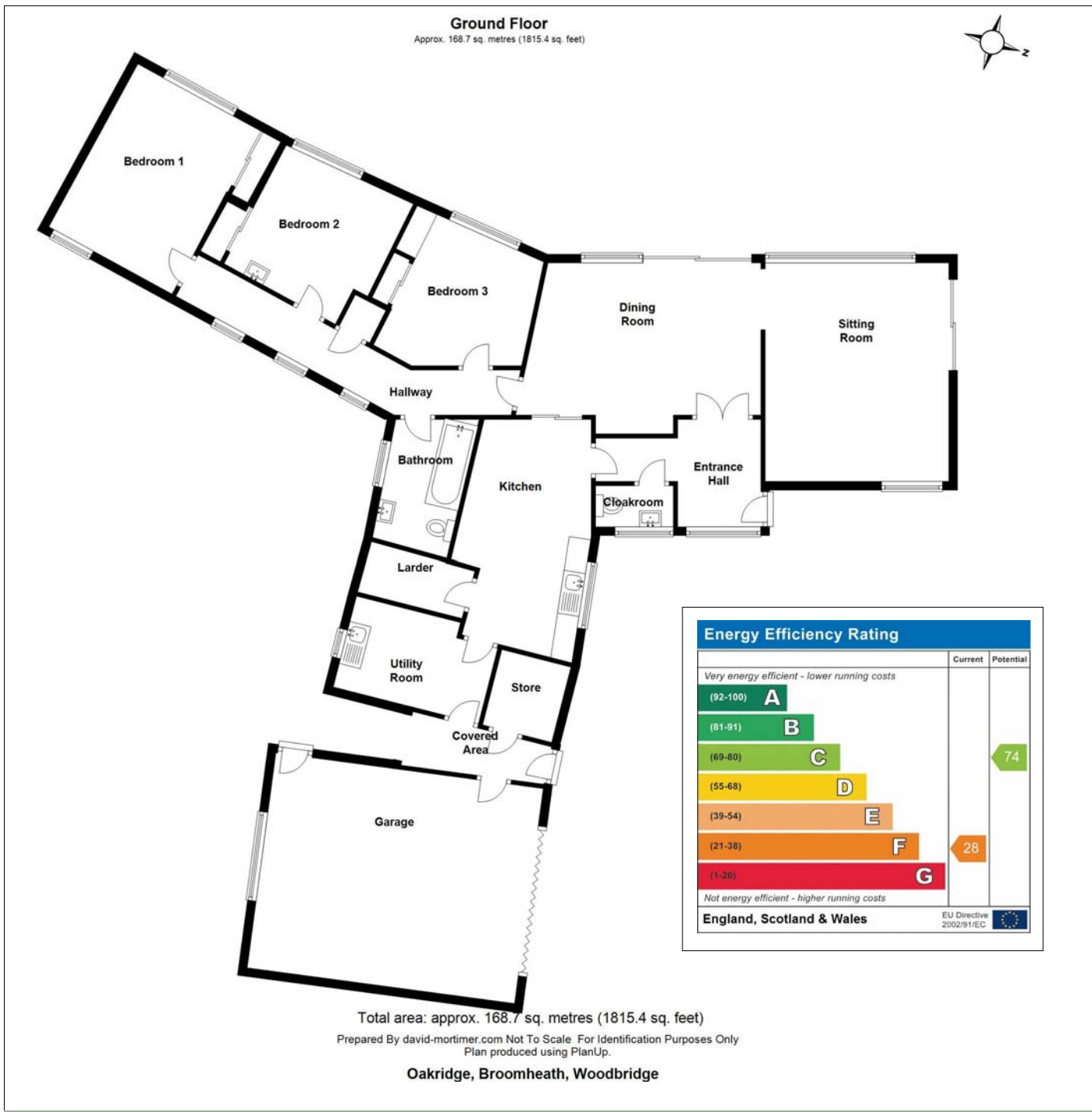
Bedroom 2



The Dining Room & Sitting Room



The Bathroom



Floor Plans



OAKRIDGE

BROOM HEATH WOODBRIDGE SUFFOLK IP12 4DL

A detached single storey property set in just over an acre s.t.s. in arguably the best residential area towards the outskirts of Woodbridge providing a development or re-development opportunity subject to obtaining any necessary consents

HALL - CLOAKROOM - SITTING ROOM - DINING ROOM - KITCHEN - UTILITY ROOM
3 BEDROOMS - BATHROOM
DOUBLE GARAGE - MATURE GARDEN EXTENDING TO JUST OVER 1 ACRE STS.

Offers in the region of £850,000

OAKRIDGE

BROOM HEATH WOODBRIDGE SUFFOLK IP12 4DL

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Broom Heath is arguably the best residential area on the outskirts of Woodbridge and leads from Sandy Lane all the way down to Kyson Point, which is the confluence of the River Deben and Martlesham Creek. A footpath skirts the river bank leading to the Quay and Marina in the town. Oakridge is detached and occupies a substantial plot fringed with mature trees with peeps of the River Deben in the winter months when the leaves have fallen. This single storey property, which is built to one corner of the site, has a roughly Y-shaped profile with three Bedrooms in the north western wing, all overlooking the garden, with similar outlooks from the Sitting Room and Dining Room. The Kitchen and Utility Room are towards the front of the property where the detached Double Garage is built. The neighbouring properties Cross Trees and Broom Heath Cottage were both redeveloped, each plot with a substantial detached house and the possibility to do likewise may exist at Oakridge, subject of course to obtaining any necessary consents from the Local Authority. The town centre can be reached on foot, either via Sandy Lane, Ipswich Road and Cumberland Street, or along Broom Heath and the footpath skirting the river bank. Woodbridge has a natural focal

point provided by the River Deben, a stretch of tidal water much enjoyed by those who sail and row and the railway station, swimming pool, community hall and cinema are all found not far from the Quay. Woodbridge has very good facilities for its size including a number of interesting restaurants, two hotels and a wide variety of shops including national names trading alongside the independent retailers. More specialist outlets are found on The Market Hill grouped around the historic Shire Hall. There are excellent state schools for students of all ages with independent schools found at Framlingham, Ipswich as well as in the town. There are good opportunities to play sport in the surrounding district with a number of clubs catering for varied interests with golf and sailing naturally prominent. The picturesque Suffolk countryside provides many attractive walks and rides, while the coast at Aldeburgh and Thorpeness and further north at Southwold is within comfortable travelling distance. There are good road networks to the A12 and A14 and rail services run from Woodbridge via Ipswich, Suffolk's county town, to London's Liverpool Street station. Oakridge provides a purchaser with a number of possibilities the accommodation being arranged as follows.



Recessed entrance and front door opening into

THE HALL

with parquet flooring, storage heater, spline with coat hooks and doors to

THE CLOAKROOM

with a pedestal basin with glass splashback, WC, storage heater, vertical blinds to the high level window and vinyl flooring.

THE DINING ROOM

about 17ft average by 12ft 3ins with an angled wall to one end, wide sealed double glazed window and sliding door overlooking and opening on to the terrace, storage heater with shelf above, coved ceiling, fitted carpet and wide opening into

THE SITTING ROOM

about 17ft by 14ft with a wide metal framed window overlooking the terrace and garden with peeps of the river in the winter months and wooden framed sealed double glazed sliding doors opening out on to the terrace beside the gable end of the property. Bookshelves and cupboards flank the fireplace, storage heater, coved ceiling and fitted carpet.

THE KITCHEN

about 18ft 1ins by 10ft maximum with a Formica worktop to one side of the stainless steel sink with drawers and cupboards below, space for a cooker, electric cooker switch panel and a further unit on the opposite wall with cupboards and drawers below, tiling and cupboards above. Recess for a fridge freezer, Dimplex downflow heaters, extractor fan, seating unit to one side and door to THE LARDER with shelving, high level window and vinyl flooring.

THE UTILITY ROOM

about 11ft 8ins by 7ft 11ins the dimensions including the floor to ceiling built-in cupboard. Twyford's sink with a Formica worktop to one side, Domextra water softener, plumbing connections for a washing machine, storage

heater, part vinyl, part tiled flooring, double wall cupboard, spline with coat hooks and glazed and panelled door to the covered way linking with the garage.

A door from the Dining Room opens into an angled hallway with three high level windows, built-in Linen Cupboard with slatted shelving, storage heater, coved ceiling, fitted carpet and doors to

BEDROOM 1

about 17ft by 10ft 7ins with a sealed double glazed window overlooking the garden, storage heater, built-in cupboards enclosed by sliding doors, further window, coved ceiling and fitted carpet.

BEDROOM 2

about 12ft 11ins by 10ft 4ins with a storage heater beneath the wide sealed double glazed window with peeps through the trees to the river in the winter months, basin on a chromium plated stand with bevelled mirror and glass splashback above and built-in double wardrobe enclosed by sliding doors. Fitted carpet and trap door with loft ladder to the roof space where the preinsulated hot water cylinder fitted with an immersion heater is located.

BEDROOM 3

of irregular shape measuring about 12ft 11ins maximum by 9ft 3ins average with a storage heater beneath the sealed double glazed window, built-in dressing table with bevelled mirror above and shelf below, built-in wardrobe with storage cupboard above, coved ceiling and fitted carpet.

THE BATHROOM

with pink and grey tiling to the walls and a pink suite comprising panelled bath, pedestal basin and WC. Storage heater, wall mirrors, electric tubular towel rail, coved ceiling and vinyl flooring.

THE SERVICES

Mains electricity and water. Private drainage. Heating by storage and downflow heaters. Hot water from the immersion heater.

THE DOUBLE GARAGE

is built of brick to match the house beneath a felt roof. It has two pedestrian doors, window to the rear and sliding entrance doors with chevron boarding. A built-in fuel store is close by.

THE GARDEN

the approach to the property is by a tarmac drive which leads to the turning and parking area in front of the bungalow with a lawn to one side fringed by a hedge along the front boundary and with further established planting along the side boundary. There is a terrace immediately outside the Sitting Room and Dining Room enclosed by a low wall, a lawn beyond sloping away from the property, the garden enclosed by mature trees with glimpses of the river restricted by the growth of trees over the years.

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 G

TENURE

Freehold with VACANT POSSESSION on completion of the purchase.

VIEWING

Strictly by prior appointment with the Agents please.

REFERENCE

J 12657 100717