

2 Rose Hill, Grundisburgh, Woodbridge, IP13 6TQ



Freehold
£325,000

Subject to contract
**Picturesque village
location**

2 bedrooms,
3 reception rooms
and 2 bathrooms



Delightfully situated in the picturesque village of Grundisburgh is this two bedroom detached bungalow.

Some details

General information

Ideally situated in the village of Grundisburgh, offering easy access to local amenities, is this delightful two bedroom detached bungalow.

Upon entering the property is the entrance hall with doors into the sitting room, dining room, kitchen, bedroom two and the bathroom.

The sitting room is located to the front of the property with windows to the front and side aspect, and benefits from a working fire.

The kitchen is to the rear where there is a window to the side and a window and door overlooking and giving access into the garden. The kitchen features a range of floor and wall units with co-ordinated work surface, a one and a quarter sink drainer unit and space for a washing machine and cooker. There is also a cupboard housing the boiler.

The dining room is located towards the rear of the property and features a window to the side and doors to the rear leading into the garden room which benefits from windows to the side and a door leading into the garden.

To the front of the property is the second bedroom with a window to the front overlooking the well-presented front garden. The master bedroom is to the side of the property and features a window to the front aspect and door to the en-suite shower room. The family bathroom is to the rear and consists of a panel enclosed bath, pedestal wash hand basin and low level WC.

Entrance hall

Sitting room

14' 4" x 13' 4" (4.37m x 4.06m)

Kitchen

13' 4" x 9' 6" (4.06m x 2.9m)

Dining room

10' 9" x 11' 9" (3.28m x 3.58m)

Garden room

7' 9" x 9' 2" (2.36m x 2.79m)

Master bedroom

12' 6" x 10' 9" (3.81m x 3.28m)

Ensuite shower room

Bedroom two

14' 4" x 9' 3" (4.37m x 2.82m)

Bathroom

The outside

The front of the garden is mainly laid to lawn with a driveway to the side leading to the garage. The pretty rear garden benefits from a patio area with the remainder being predominately laid to lawn. There is the additional benefit of a shed and the landscaped garden really needs to be seen to be appreciated.

Where?

Grundisburgh is a popular village to the North East of Ipswich and North West of Woodbridge. There is a popular primary school, as well as two local shops and a popular public house.

The historic market town of Woodbridge is within easy reach and offers numerous boutique shops, restaurants and a railway station which provides links to Ipswich, which is on the mainline rail service to London Liverpool Street. Woodbridge, being situated on the River Deben, offers sailing facilities with its own yacht club and for the golfing enthusiast there is Woodbridge golf course just a short drive away.

Ipswich, the county town of Suffolk, is six miles south-west and offers an excellent array of amenities, including the rejuvenated water front. There are some excellent schools nearby, including the well regarded Farlingaye High School, or in the private sector, Woodbridge School and The Abbey.

Important information

We understand that mains gas, electricity, water and drainage are connected to the property. Tenure - Freehold. Council tax band C. EPC - TBC.

Directions

From Fenn Wright's Main Road Kesgrave branch proceed in a westerly direction. Take the 1st right onto Dr Watsons Lane, followed by a left onto Playford Road and an immediate right onto Butts Road. At the end of Butts Road, continue over, proceeding along the Grundisburgh Road. Upon entering the village, continue along onto Ipswich Road and this then becomes Rose Hill, where the property can be found on the right hand side, as identified by a Fenn Wright for sale board.

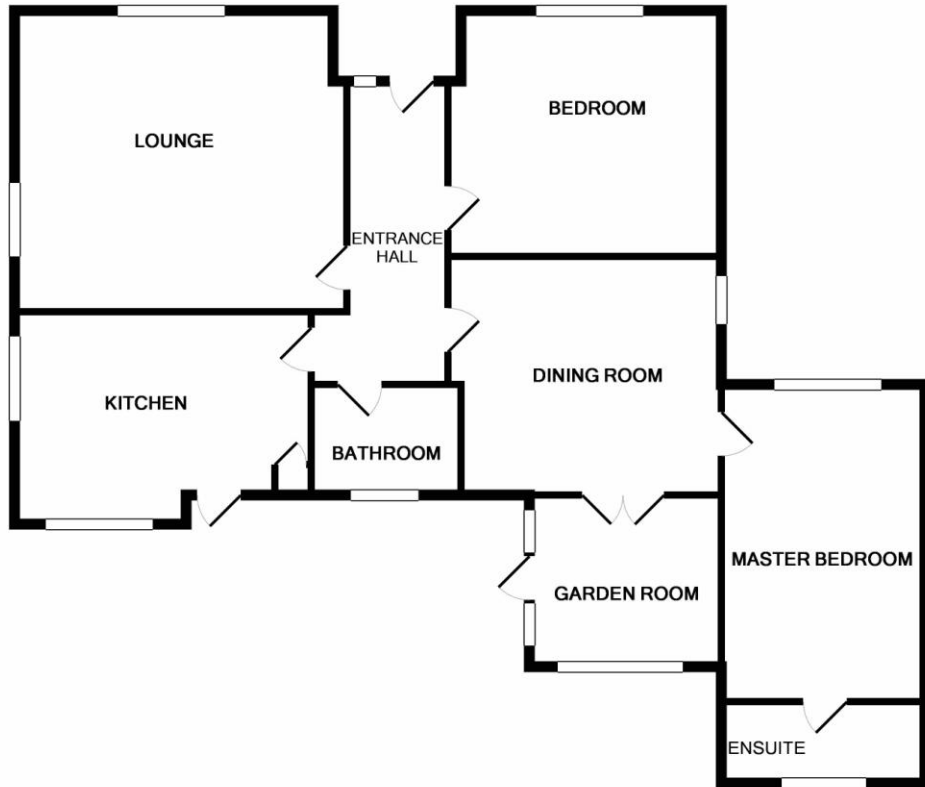
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 358 400.



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