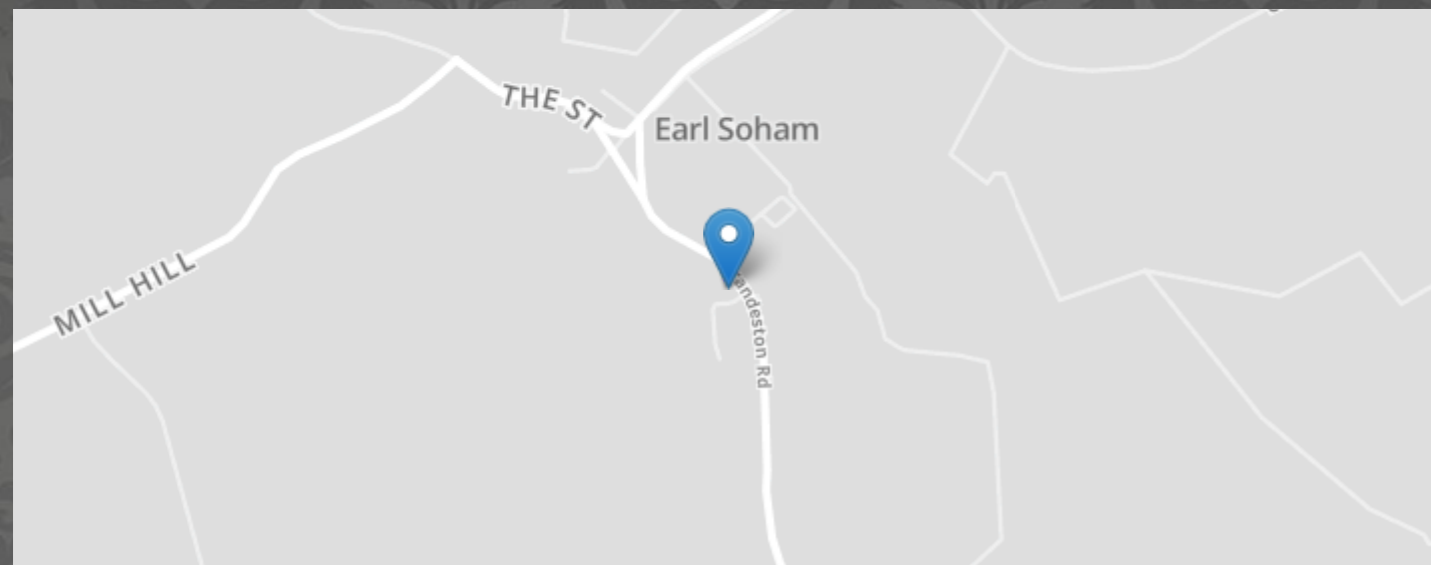


Brandeston Road, Earl Soham, Woodbridge



MARKS & MANN



- SEMI DETACHED HOUSE
- AMPLE OFF ROAD PARKING TO THE FRONT AND REAR
- FIRST FLOOR BATHROOM
- FULLY ENCLOSED PRIVATE REAR GARDEN
- LARGE LOUNGE DINER
- THREE BEDROOMS
- DETACHED GARAGE AND WORKSHOP
- GROUND FLOOR SHOWER ROOM
- STUNNING FIELD VIEWS TO REAR
- POPULAR VILLAGE LOCATION.

### Brandeston Road, Earl Soham, Woodbridge

Marks and Mann are excited to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE situated in the rural picturesque village of Earl Soham. The property benefits from Three bedrooms, first floor bathroom with a roll top bath, ground floor shower, large lounge diner, kitchen, entrance porch, entrance hall, utility space housing boiler, field views across the back, Fully enclosed rear garden, detached garage with a workshop area and ample off road parking to the front and rear of the property.

The popular East Suffolk village offers a village hall, 'The Victoria' public house, tennis and bowls clubs and easy access to the historic market town of Framlingham most famous for its scenery and castle.

In the Agents opinion an early internal viewing is highly advised.

**£400,000**

MARKS & MANN

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## Front

Opening to the Front Garden via a dropped curb, mostly laid with shingle offering ample car parking space and gated access down the side to the rear garden.

## Entrance Porch

Double glazed door to the front for entry, wood flooring and a glass panel double glazed door to the hall.

## Entrance Hall

Access to the stairs, under stairs cupboard, radiator and doors to;

## Lounge/Diner

7.40m x 3.65m (24' 3" x 12' 0") Double glazed window to the rear, double glazed French style doors to the rear, open fire, two radiators, storage, feature lighting and wood flooring.

## Kitchen

4.55m x 2.93m (14' 11" x 9' 7") Double glazed windows to the front and to the side, wall and base fitted units, wooden work tops, butler sink, double oven space, space for a fridge freezer, built in dish washer, pantry cupboard, tiled flooring and splash back, double glazed door to the side and a door to the ground floor shower room.

## Ground Floor Shower

Double glazed window to the side, shower cubicle, wall mounted wash hand basin, low flush W.C., spotlights, cupboard and tiled flooring and splashback.

## Landing

Double glazed window to the front, access to the loft and doors to;

## Bedroom One

3.40m x 3.40m (11' 2" x 11' 2") Double glazed window to the rear offering field views, built in wardrobes, high picture rails and a radiator.

## Bedroom Two

3.30m x 3.00m (10' 10" x 9' 10") 3.30m x 3.00m (10' 11" x 9' 11") Double glazed window to the rear, built in wardrobes, picture rails and a radiator.

## Bedroom Three

3.00m x 2.20m (9' 10" x 7' 3") Double glazed window to the front, built in wardrobe, picture rail and a radiator.

## Bathroom

Double glazed velux window, roll top stand alone bath with a mixer tap and shower attachment, low flush W.C., pedestal wash hand basin, heated towel rail, wood flooring tiled splash, cladding and spotlights.

## Rear Garden

A westerly facing not overlooked rear garden offering field views, access to the utility space, wood store, mostly laid to lawn with a pathway, access to the garage/workshop and a rear fence offering access to the rear parking for ample vehicles.

## Garage/Workshop

A large garage area offering a 13'8 x 13'2 Garage and a 13'8 x 13'2 storage and workshop area, single glazed windows to the side and rear, with power lighting and a manual door.

## Disclaimer

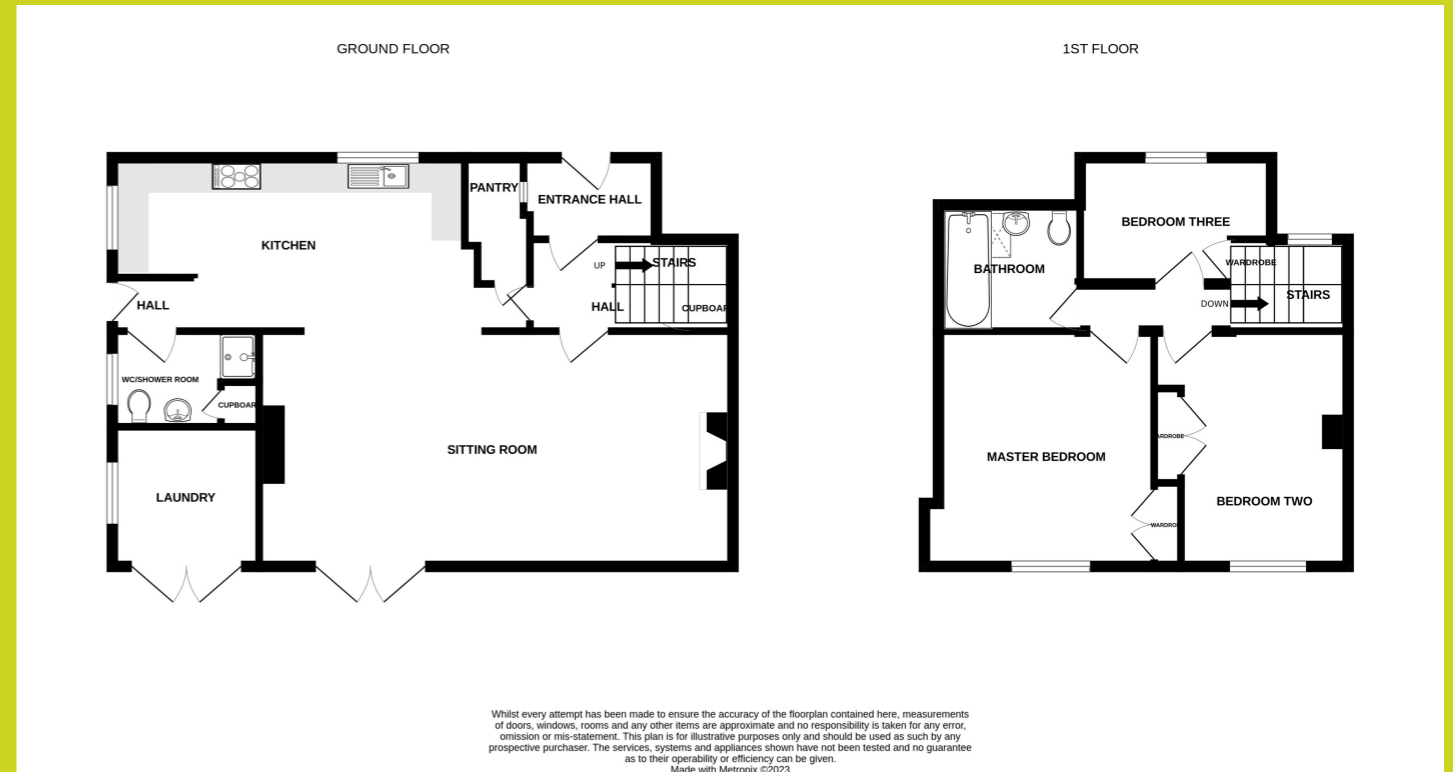
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

## Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Council Tax Band

At the marketing of this property the current council tax is band C.



The above floor plans are not to scale and are shown for indication purposes only.

