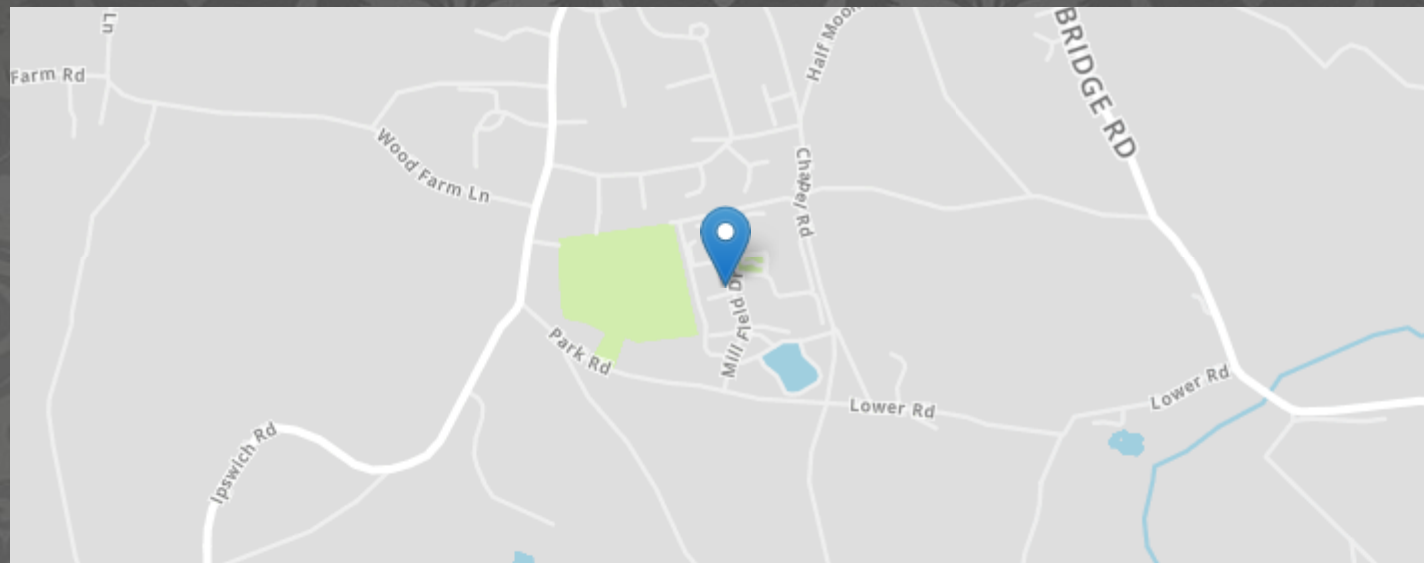


## Rosamund Leach Garden, Grundisburgh, Woodbridge



- \*\*\* NO ONWARD CHAIN \*\*\*
- IMMACULATELY PRESENTED ACCOMMODATION
- KITCHEN/DINING ROOM
- EN-SUITE TO BEDROOM ONE
- PRIVATE REAR GARDEN
- CLOSE TO WOODBRIDGE AND THE RIVER DEBEN
- GRUNDISBURGH VILLAGE NEAR WOODBRIDGE
- SEMI-DETACHED TWO BEDROOM HOUSE
- SEPARATE SITTING ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES

# MARKS & MANN

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# MARKS & MANN



## Rosamund Leach Garden, Grundisburgh, Woodbridge

\*\*\* NO ONWARD CHAIN \*\*\* Situated in popular GRUNDISBURGH VILLAGE is this IMMACULATE SEMI-DETACHED TWO BEDROOM HOME with PRIVATE rear GARDEN and PARKING. Accommodation comprises entrance hall, sitting room, kitchen/dinner and downstairs cloakroom, with two bedrooms, with an EN-SUITE shower room to bedroom one, and a family bathroom upstairs. An early viewing is highly advised to appreciate the QUALITY of ACCOMMODATION that is on offer.

**£310,000 Offers in Excess of**



Rosamund Leach Garden, Grundisburgh, Woodbridge

Entrance hall

Stairs to first floor and doors to the sitting room, kitchen/dining room and downstairs cloakroom.

Sitting room

4.97m x 2.80m (16' 4" x 9' 2") Dual aspect room with window to front and French doors to rear, overlooking and leading into the garden.

Kitchen/dining room

4.48m x 3.47m (14' 8" (max) x 11' 5") Window and door to rear, overlooking and leading into the garden. Range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over and a selection of integrated appliances, including a fridge/freezer, dishwasher and washing machine. There is space for a family dining table and a door giving access to the understairs storage cupboard.

Downstairs cloakroom

1.76m x 1.39m (5' 9" x 4' 7") Window to front, hand wash basin and WC.

First floor landing

Window to rear, overlooking the garden, access to the airing cupboard and doors to both bedrooms and the family bathroom.

Bedroom one

4.97m x 2.81m (16' 4" (max) x 9' 3") Dual aspect room with window to front and window to rear, overlooking the garden. Double built-in fitted wardrobe and door to:

En-suite shower room

2.09m x 1.39m (6' 10" x 4' 7") Window to front, double shower cubicle, hand wash basin and WC.

Bedroom two

3.49m x 2.87m (11' 5" x 9' 5") Window to front, double built-in fitted wardrobe.

Family bathroom

2.44m x 2.00m (8' 0" x 6' 7") Window to rear, panel enclosed bath with shower attachment, hand wash basin and WC.

Outside

The front of the property has been laid to plants/shrubs with a path leading to the front door. To the side of the property there is a lawned area with further plants/shrubs and a path to the side gate which gives access to the rear garden.

There is a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn, enclosed by wooden fencing. There is a garden shed which we understand is to remain. The property benefits from two allocated parking spaces.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band C.  
EPC rating B.  
Our ref: SM/elr.

Location

Grundisburgh is a desirable village benefitting from a Post Office, general stores, doctors' surgery, primary school and a playing field, as well as the renowned 'Grundisburgh Dog' public house and popular delicatessen 'The Suffolk Deli'. Located, just four miles west of the popular market town of Woodbridge which sits along the River Deben, with superb sailing and rowing facilities. Woodbridge has an array of local and national shops, boutiques, restaurants and bars. For the commuter, the A12/A14 are both within easy reach, Woodbridge has a train station with a link to Ipswich, Suffolk's county town, where there is a mainline train station, with a direct link to London Liverpool Street.

Directions

Using a SatNav, please use IP13 6FG as the point of destination.

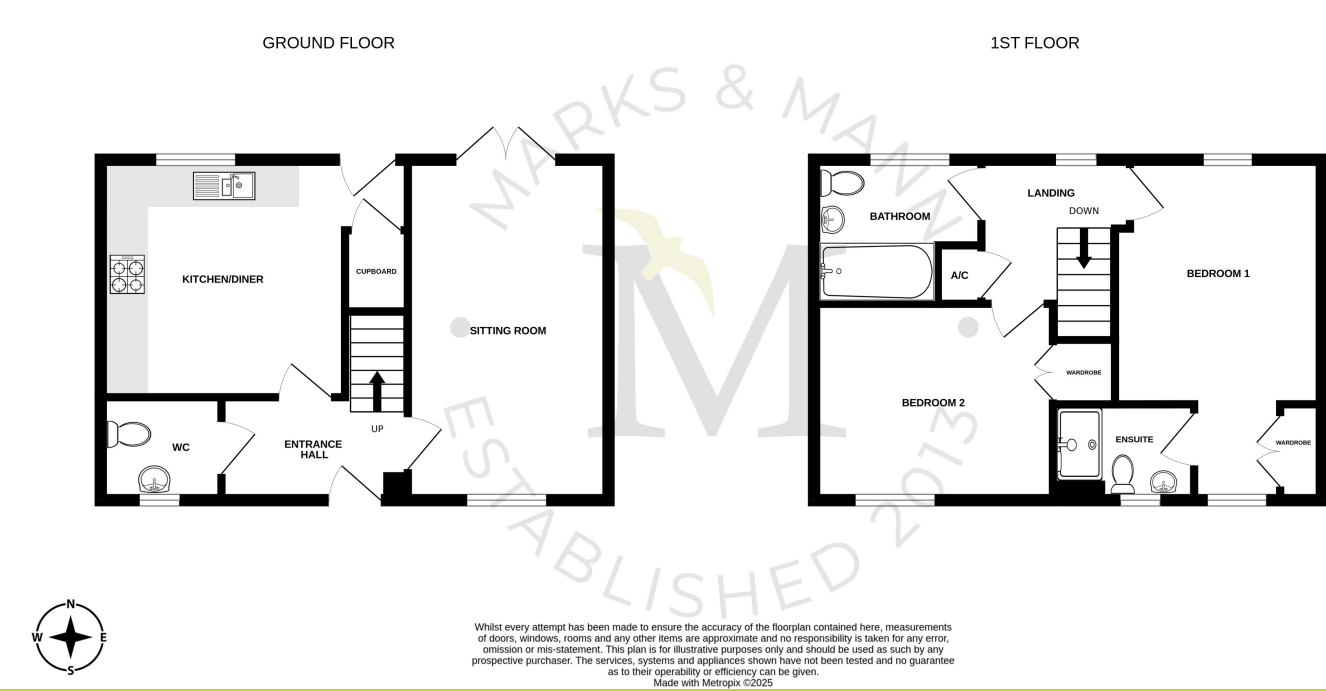
Rosamund Leach Garden, Grundisburgh, Woodbridge

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-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.



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

