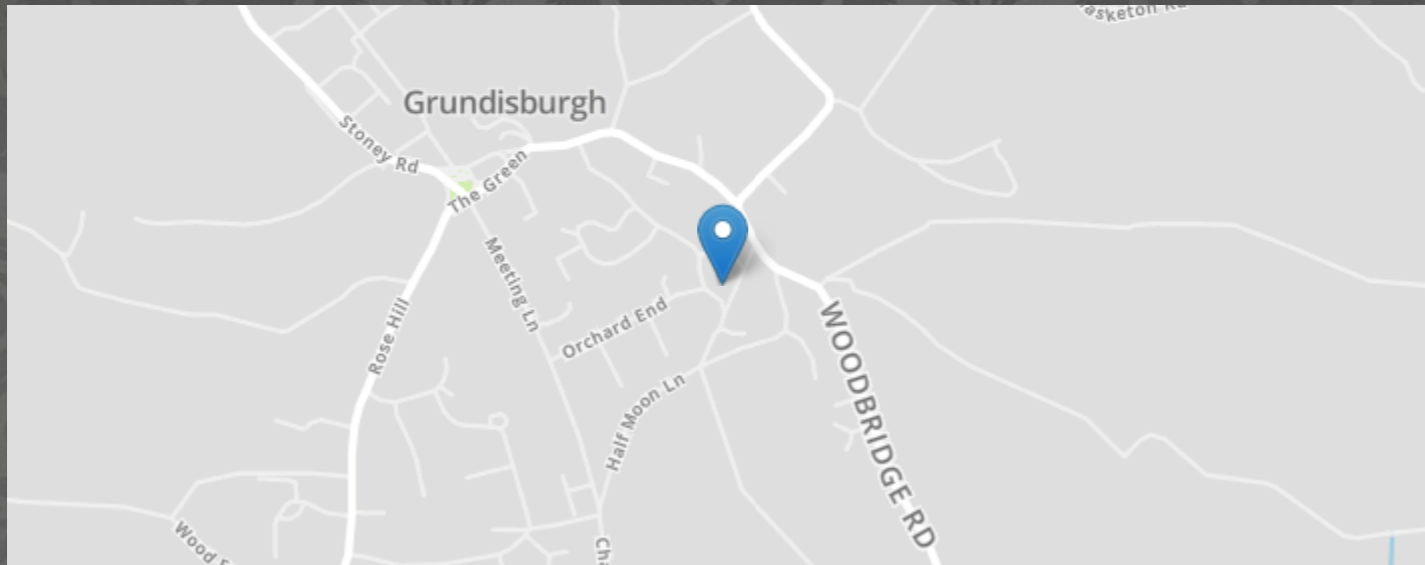


Gurdon Road, Grundisburgh, Woodbridge



MARKS & MANN



- SPACIOUS DETACHED HOUSE
- THREE RECEPTION ROOMS
- UTILITY ROOM
- ENSUITE & BATHROOM

- SOUGHT AFTER VILLAGE LOCATION IP13
- KITCHEN & BREAKFAST ROOM
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE AND OFF ROAD PARKING



Gurdon Road, Grundisburgh, Woodbridge

An executive four bedroom detached property situated within a quiet cul-de-sac location in the highly regarded area of Grundisburgh on the outskirts of Woodbridge. The extensive accommodation comprises; entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room and study to the ground floor. Upstairs offers four double bedrooms with en-suite to master bedroom and family bathroom. The property further includes; double glazing, gas central heating, double garage with ample off road parking and pleasant gardens.

The property is situated within the village of Grundisburgh four miles west of Woodbridge. The village also provides a Post Office, General stores, a doctors' surgery, a playing field with an all-weather tennis court and a bowls club and a Primary School. For further facilities Woodbridge is easily accessible, is an excellent town for local shops boutiques, restaurants, cafes and public houses, Woodbridge enjoys being on the bank of the River Deben and has superb sailing and rowing facilities. and it also has rail connections to Ipswich through to London Liverpool Street.

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£550,000

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Front Door Leading Into:

Entrance Hall

A nice open hallway with high ceilings, stairs to the first floor and under stair storage and one radiator. Door to the double garage.

Cloakroom

A fully tiled two piece suite comprising of a low level W/C and a wall mounted vanity wash hand basin with one radiator.

Lounge

5.15m x 3.44m (16' 11" x 11' 3") A large bright lounge that has a gas feature fireplace with a marble and wooden mantelpiece surround. Double glazed bay window to the front and French doors leading into the dining room. Built in television unit and shelving to the side and two radiators.

Study

3.21m x 2.15m (10' 6" x 7' 1") A good sized study with double glazed window to rear and one radiator. Stiltz lift to bedroom two on first floor.

Dining Room

4.25m x 2.79m (13' 11" x 9' 2") A good sized dining room with sliding patio doors to the rear and one radiator.

Kitchen/Breakfast Room

5.85m x 3.19m (MAX) (19' 2" x 10' 6" (MAX) A large kitchen that is open plan into the breakfast area which has sliding patio doors leading to the garden. The kitchen is comprised of a one and a quarter sink unit with mixer tap over and a separate filtered drinking tap. Adjoining work surfaces with under cupboards and drawers, with space and plumbing for a dishwasher and a water softener to remain, matching eye level base units. Integral gas hob and separate Bosch electric double oven and space for a fridge/freezer. One double glazed window to the rear.

Utility Room

2.66m x 1.70m (8' 9" x 5' 7") The utility room is just off of the kitchen and is made up of a single sink unit with a mixer tap over and an adjoining work surface with tiled splashbacks. Under cupboards and space and plumbing for a washing machine, one radiator a door to the side alongside the wall mounted boiler.

Landing

A very large and open landing which gives you access to the loft and the airing cupboard with a double glazed window to the front.

Bedroom One

4.36m x 3.50m (14' 4" x 11' 6") A large double bedroom with large built in wardrobes, a double glazed window to the front and one radiator.

En-Suite

3.45m x 1.67m (11' 4" x 5' 6") A stunning and modern fully tiled four piece suite comprising of a low level W/C, vanity wash hand basin, a large rainfall shower and a large enclosed bath. A heated towel rail and an obscured double glazed window to the side.

Bedroom Two

4.52m x 3.29m (14' 10" x 10' 10") A large double bedroom, a double glazed window to the rear and one radiator, lift to ground floor.

Bedroom Three

3.61m x 3.29m (11' 10" x 10' 10") A large double bedroom, a double glazed window to the rear and one radiator.

Bedroom Four

3.85m x 2.61m (12' 8" x 8' 7") A double bedroom with a double glazed window to the front and one radiator.

Family Bathroom

2.99m x 2.40m (9' 10" x 7' 10") A stunning and modern fully tiled four piece suite with underfloor heating is comprised of a low level W/C, vanity wash hand basin, a corner shower and a large enclosed bath. A heated towel rail and an obscured double glazed window to the side.

Front Garden

A private front garden which is enclosed by a hedge and a drive, allowing off road parking for at least two cars, which leads to the double garage, front door and gated access to the rear. There is a lawned area with flower beds surround.

Double Garage

5.33m x 5.29m (17' 6" x 17' 4") A large double garage with up and over doors with power and light. A door leading to the garden and one into the house.

Rear Garden

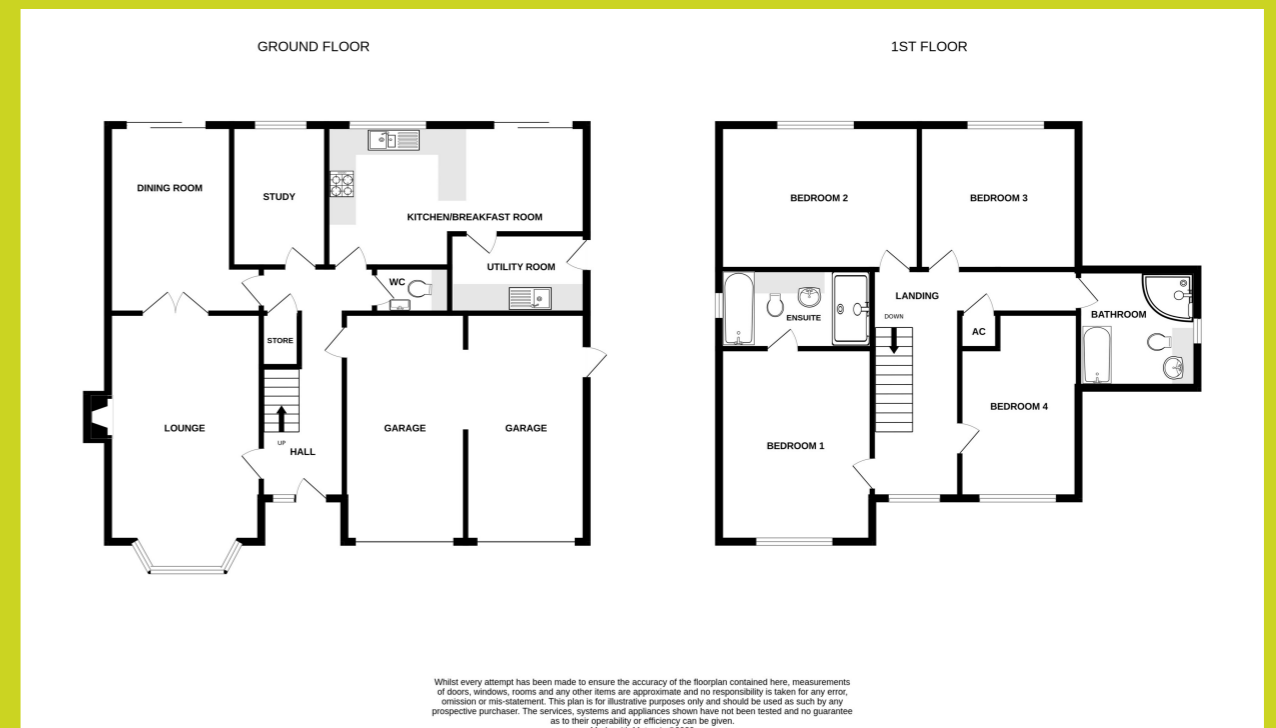
A beautiful and landscaped secluded north east facing rear garden which is enclosed by panel fencing. Mainly laid to lawn with flower bed and shingle borders. There is a patio area at the front of the garden with a separate stone tiled sitting area toward the centre. A mature Silver Birch is at the rear of the garden. Access to the front can be found down both sides of the house.

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.

Council Tax Band

At the time of instruction the council tax band for this property is band F.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	