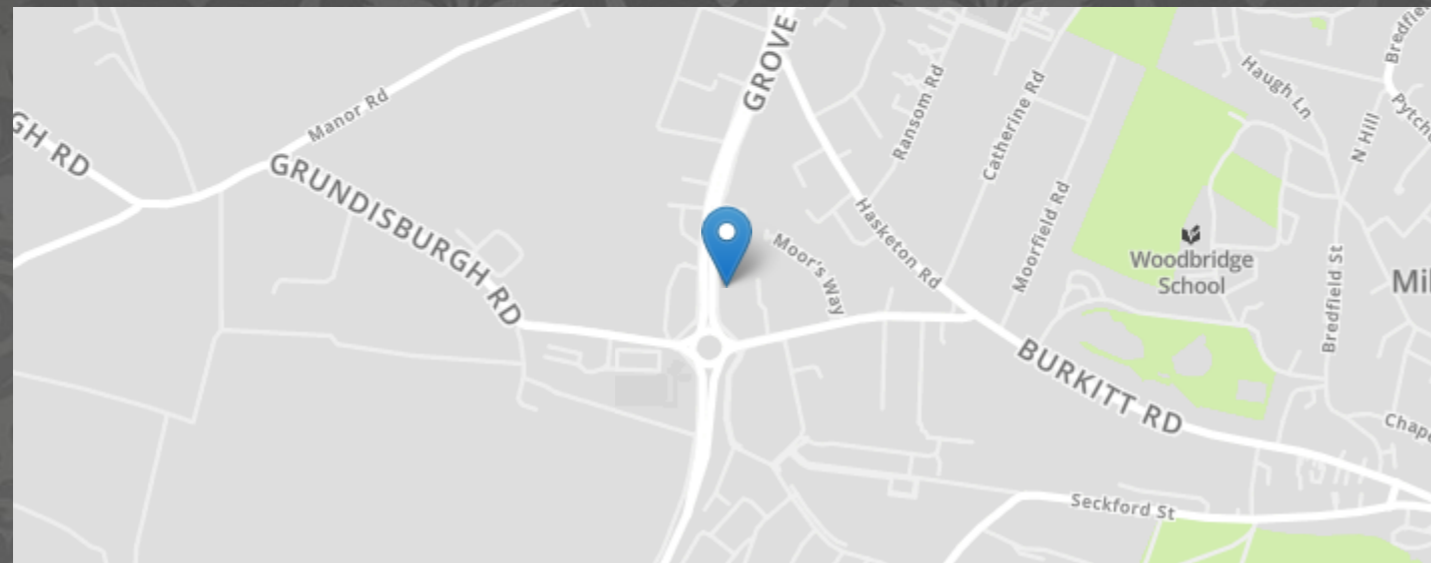


Grove Road, Woodbridge



- CLOSE TO SUFFOLK HERITAGE COAST
- SEMI-DETACHED THREE BEDROOM FAMILY HOME
- GENEROUS CONSERVATORY
- GOOD SIZED REAR GARDEN WITH GARAGE
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- OPEN-PLAN LIVING ACCOMMODATION
- KITCHEN/DINING/SITTING ROOM
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A12/A14

MARKS & MANN



Grove Road, Woodbridge

Offered for sale is this THREE BEDROOM FAMILY HOME with OPEN-PLAN LIVING ACCOMMODATION, GENEROUS rear GARDEN, GARAGE and PARKING, located in popular WOODBRIDGE, close to the SUFFOLK HERITAGE COASTLINE. Accommodation comprises entrance porch and hall, open-plan kitchen/dining/sitting room, conservatory and downstairs cloakroom, with three bedrooms and the family bathroom upstairs. Close to LOCAL SCHOOLS, shops and amenities please call to arrange a viewing.

MARKS & MANN

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£350,000

Grove Road, Woodbridge

Entrance porch

Window to front, door to:

Entrance hall

Stairs to first first, door to:

Kitchen/dining room

6.66m x 3.66m (21' 10" x 12' 0") Window and patio doors to rear leading into the conservatory, under stairs storage cupboard, door to the downstairs cloakroom, internal door to garage (5.37m x 2.26m (17' 7" x 7' 5") and opening through to the sitting room. To one side there is space for a family dining table and at the other, a range of matching base and eye level units with worktops over, sink, built under over, hob, extractor fan and space and plumbing for a washing machine and dishwasher.

Sitting room

3.65m x 3.54m (12' 0" x 11' 7") Large window to front providing an abundance of natural light.

Downstairs cloakroom

Window to rear and side, hand wash basin, WC and heated towel radiator.

Conservatory

5.77m x 2.92m (18' 11" x 9' 7") Generous size room with double doors to side and rear, overlooking and leading into the garden.

First floor landing

Storage cupboard and doors to all three bedrooms and the family bathroom.

Bedroom one

3.74m x 3.56m (12' 3" x 11' 8") Large window to front, fitted wardrobes.

Bedroom two

3.74m x 3.56m (12' 3" x 11' 8") Window to rear, overlooking the garden, doors to airing cupboard.

Bedroom three

2.62m x 2.50m (8' 7" x 8' 2") Window to front.

Family bathroom

Window to rear & velux window, bath, shower cubicle, wash hand basin and WC.

Outside

The front of the property has been laid to low maintenance stones providing off road parking for multiple vehicles, enclosed by low level fencing with a side gate providing 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 with plant, shrub and trees, enclosed by hedging and wooden fencing. A hardstanding to the side leads to the garage 5.54m x 2.67m (18' 2" x 8' 9") which has an up and over door, power & light, window to side and personnel door.

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 E.
Our ref: SM/elr.

Grove Road, Woodbridge

Location

The property is located in the popular market town of Woodbridge where you can find an abundance of restaurants, bars, coffee houses and independent boutiques trading alongside the national retailers. There are highly regarded primary and high schools in both the state and private sector and for the sailing enthusiast, Woodbridge lies along the River Deben. For the commuter, there is a railway station with a link to Ipswich, which in turn has a direct link to London Liverpool Street, as well as easy access to the A12/A14.

Martlesham Retail Park can be found just a short drive away where you can find Tesco Superstore, M&S Food Hall, Next and many more retail outlets, as well as Martlesham Leisure & Fitness Club.

Directions

Using a SatNav, please use IP12 4LJ as the point of destination.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	