

Oxford Drive, Woodbridge



MARKS & MANN



- CORNER PLOT
- THREE BEDROOMS
- OPEN-PLAN SITTING/DINING ROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A12/A14
- DETACHED FAMILY HOME
- CONTEMPORARY KITCHEN
- SOUTH-EASTERLY FACING GARDEN
- CLOSE TO WOODBRIDGE TOWN CENTRE



### Oxford Drive, Woodbridge

Marks and Mann Estate Agents are delighted to offer for sale this fantastic THREE BEDROOM DETACHED FAMILY HOME. The property is situated on a CORNER PLOT with a south-easterly facing garden and benefits from a CONTEMPORARY KITCHEN, open-plan sitting/dining room and downstairs cloakroom. With ample off road parking and being located close to popular WOODBRIDGE TOWN CENTRE, an early viewing is advised.

MARKS & MANN

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**£495,000 Guide Price**

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## Entrance porch

## Entrance hall

With Karndean flooring, which continues into the kitchen and downstairs cloakroom, stairs to the first floor and doors to the kitchen, sitting/dining room and downstairs cloakroom.

## Cloakroom

Karndean flooring, window to side, wash hand basin and WC.

## Kitchen

3.26m x 2.40m (10' 8" x 7' 10")  
This fantastic, contemporary kitchen has a range of base and eye level units, Quartz work surfaces and integrated appliances, including a NEFF slide and hide oven and grill, induction hob, washing machine, dishwasher and fridge/freezer. A door leads to:

## Office/workshop (former garage)

4.68m x 3.57m (15' 4" x 11' 9")  
Tiled flooring with doors to the front and rear. If required, this could easily be converted back to a garage.

## Sitting/dining room

6.99m x 5.22m (22' 11" x 17' 2")  
Patio doors overlooking and leading into the garden. Impressive tiled chimney breast with wood burner into the sitting room which has a window to side and a further set of patio doors to the garden.

## Landing

## Bedroom one

5.24m x 3.15m (17' 2" x 10' 4")  
Dual aspect with fitted wardrobes.

## Bedroom two

3.31m x 2.65m (10' 10" x 8' 8")  
Window to side, fitted wardrobe.

## Bedroom three

3.00m x 2.83m (9' 10" x 9' 3")  
Window to front.

## Family bathroom

Karndean flooring, window to front and suite comprising bath with shower over, wash hand basin and WC.

## Outside

The front of the property has been block paved providing parking for multiple vehicles with a lawned area and shrub borders, enclosed by low fencing, with side access to the rear garden.

The south-easterly facing rear garden has a patio area to the immediate rear of the property and a further deck/seating area beside the office/workshop (former garage). The remainder has been mainly laid to lawn with shrub borders and various trees.

## Important information

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

## School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

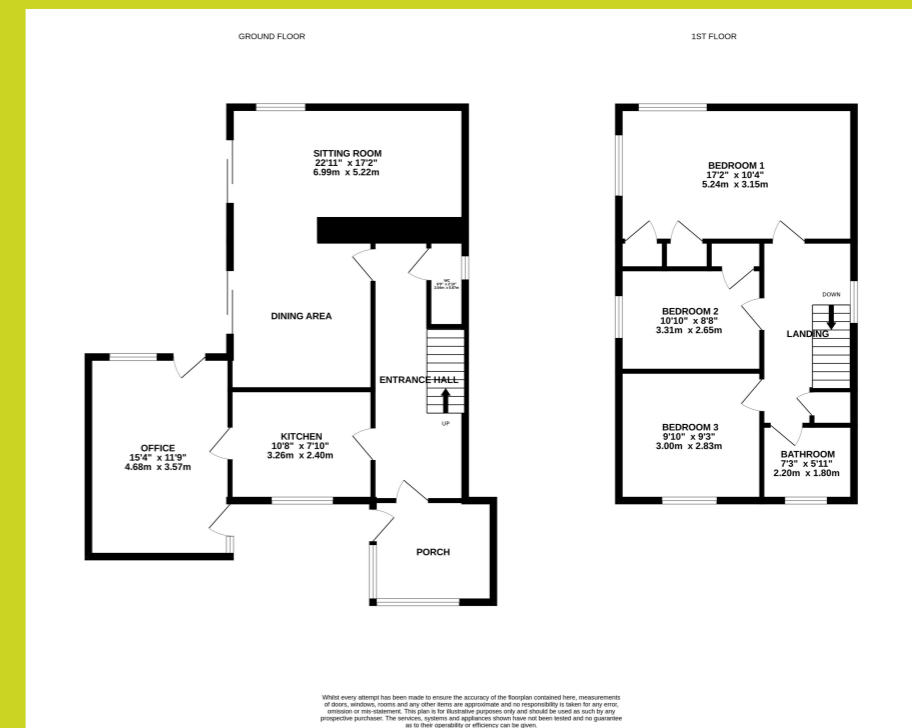
## Disclaimer

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.

## 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.

