

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Castle Street

Woodbridge, IP12 1HL

Offers in excess of £600,000



3



3



2



D



Castle Street

Woodbridge, IP12 1HL

Offers in excess of £600,000



Front Garden

To the front of the property there is a driveway providing off road parking and leads to the garage, there are then a number of steps leading up to the front garden which is veranda style with roof top views towards Woodbridge town and the church, there is gated side access to the rear garden, with the remainder of the front being laid to mature trees, flowers and shrubs and exposed porchway with lighting giving access to the entrance door.

Entrance Hall

Accessed via Georgian style entrance door, wood effect flooring, radiator, stairs rising to first floor with storage cupboard under, doors giving access to ground floor cloakroom and lounge and arch giving access to kitchen / diner and a wall-light.

Kitchen

24'6" x 13'11" (7.47m x 4.24m)

Double glazed window to rear overlooking the garden, single drainer sink with Victorian style mixer tap inset in a rolled edge worksurface, with cupboards and drawers under with matching above, built-in oven, built-in hob with stainless steel splash-back and built-in extractor over, built-in fridge, built-in freezer, built-in dishwasher, built-in washing machine, cupboard housing wall mounted Baxi boiler, wood effect flooring, radiator and access to dining room.

Lounge

17'1" x 11'5" (5.21m x 3.48m)

Two UPVC sash windows to front giving roof top views towards Woodbridge town centre, carpet flooring, feature fire surround with open fire inset, smooth coved ceiling, radiator.

Dining Room

Double glazed window to rear overlooking rear garden,

double glazed doors giving access to the rear garden, wood effect flooring, radiator, smooth ceiling with pendant lighting.

Cloakroom W.C.

7'0" x 6'0" (2.13m x 1.83m)

UPVC double glazed opaque sash window to front, Victorian style vanity wash hand basin, low level W.C., part panelled walls, Victorian style radiator, wood effect flooring and smooth coved ceiling.

Landing

Storage cupboard with automatic lighting and loft access, doors giving access to the bedrooms and bathroom, carpet flooring and smooth coved ceiling.

Bedroom One

15'11" x 14'7" (4.85m x 4.45m)

Two UPVC double glazed sash windows giving roof top views towards Woodbridge town centre, carpet flooring, smooth coved ceiling, walk in wardrobe, radiator and door giving access to the en-suite bathroom.

En-Suite Bathroom

8'8" x 6'1" (2.64m x 1.85m)

Double glazed Velux window to rear, roll top bath with Victorian style mixer tap and shower attachment, low level W.C., double shower cubicle with independent shower over and rainfall shower head, part tiled walls, Victorian vanity style wash hand basin with Victorian style mixer tap, vanity mirror and wood effect flooring.

Bedroom Two

14'9" x 8'8" (4.50m x 2.64m)

Double glazed window to rear overlooking the garden, radiator, carpet flooring, smooth coved ceiling and double glazed Velux window to rear.

Bedroom Three

10'8" x 7'7" (3.25m x 2.31m)

Double glazed Velux skylight window giving roof top views towards the town, smooth coved ceiling, carpet flooring, radiator and a storage cupboard.

Bathroom

9'8" x 6'7" (2.95m x 2.01m)

Double glazed window to rear, shaped panelled bath with Victorian style mixer tap and shower attachment, low level W.C., vanity wash hand basin with Victorian style mixer tap with vanity mirror over, part tiled walls, wood effect flooring, smooth coved ceiling and chrome heated towel rail.

Rear Garden

Tiered garden with patio and decking areas with a veranda to the higher levels of the garden. The remainder of the garden is laid to wildlife, outside tap, outside lighting and gated access.

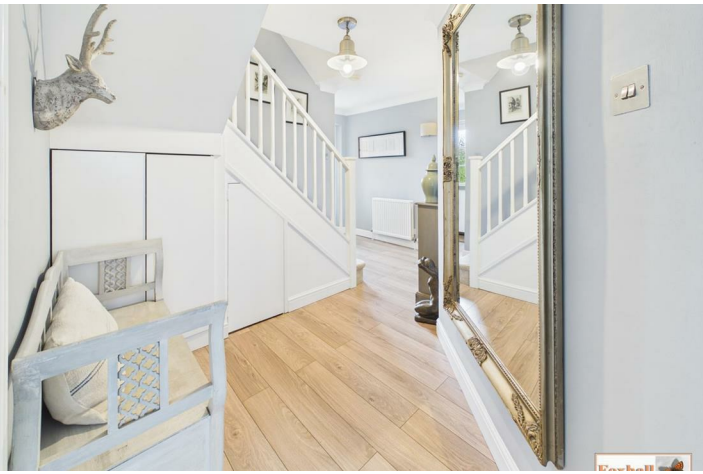
Agents Notes

Tenure - Freehold

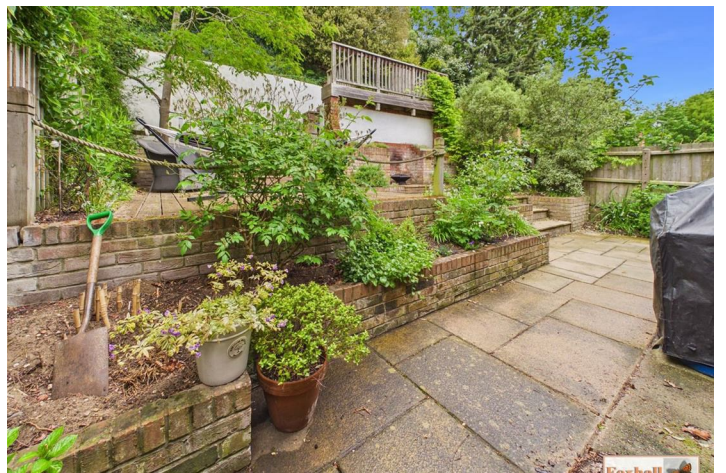
Council Tax Band - E

Pursuant to the Estate Agents Act Section 21 we are obliged to advise that the vendor of the property is related to a member of staff at Foxhall Estate Agents.











Road Map



Hybrid Map



Terrain Map



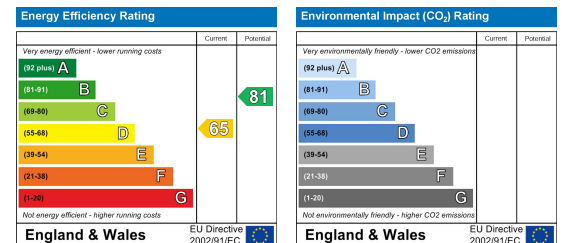
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.