

# 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 £425,000



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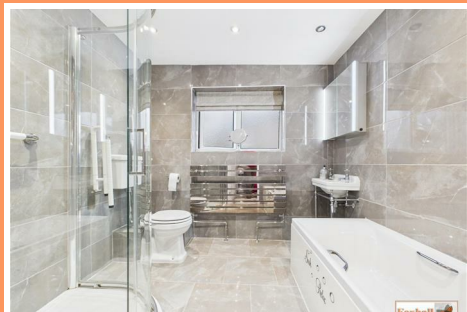




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Woodbridge, IP12 1HL

**Offers in excess of £425,000**



## Castle Street

POPULAR WOODBRIDGE LOCATION WITHIN WALKING DISTANCE TO TOWN - BEAUTIFUL VIEWS FROM THE REAR INCLUDING OF THE CHURCH - SEMI DETACHED - TWO / THREE BEDROOMS - MODERN FOUR PIECE BATHROOM - MODERN FITTED KITCHEN / DINING ROOM - UTILITY SPACE AND CLOAKROOM W.C. - BEAUTIFULLY PRESENTED LOUNGE - WELCOMING WIDE ENTRANCE HALL - OFF ROAD PARKING TO THE FRONT OF THE PROPERTY - ENCLOSED SOUTH / WESTERLY FACING REAR GARDEN

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this two / three bedroom semi detached house situated in the popular picturesque town of Woodbridge.

The property boasts two / three bedrooms, modern four piece first floor bathroom, cloakroom W.C. / utility space, welcoming entrance hall, beautifully presented large lounge, south / westerly facing landscaped rear garden with a decking area, a modern kitchen / dining area.

It is also walking distance to all the local facilities that the historic town of Woodbridge has to offer this includes Riverside Theatre, doctors, dentists and the Ipswich to Lowestoft East Suffolk railway line station. Furthermore Woodbridge is extremely well served with an excellent selection of fine shops and restaurants. The picturesque river Deben lies beyond and is renowned for its sailing facilities. Woodbridge is full of character properties from the Tudor, Georgian, Regency and Victorian eras, The Abbey Proprietary School, Kyson Primary School, Woodbridge School and Farlingaye High School. Furthermore car access onto the A12 is less than two minute drive away.

In the valuer's opinion, an early internal viewing is advisable so as to not miss out.

## Front Garden

Off road parking for a large car or two smaller vehicles via a block paved driveway on a two tiered front garden. Steps down on to a shingle and flower bed borders with further steps down to the front door. Also an outside tap to the front of the property. Partially enclosed via a low height brick wall and balcony style fencing.

## Entrance Hall

Entry via a double glazed obscure door facing the front with stained glass feature, double glazed obscure windows around and a further double glazed window to the side, access to the stairs, tiled flooring, door to the kitchen and door to the lounge.

## Kitchen / Diner

20'1 x 10'8 (6.12m x 3.25m)

Double glazed window to the front with fitted shutters, double glazed window to the rear with fitted shutters and double glazed door facing the rear fitted with a blind going out to the rear decking area. Spotlights, modern floor to ceiling wall mounted radiator, laminate flooring, wall and base fitted units with cupboards and drawers, double fitted butler sink with mixer tap above and a drainer inset into the granite worktops. Integrated Neff dishwasher, four ring Neff electric hob with a Neff extractor hood above. Built in Neff double oven with a slide and hide door and a microwave/grill function above. Built in fridge / freezer and tiled splashback. The kitchen opens into a dining area giving plenty of space for dining and entertaining. Wall mounted Potterton Precision boiler which is approximately 6-7 years old and a door to the utility space.

## Utility Room

5' x 4' (1.52m x 1.22m)

Double glazed obscure window facing the front, built in storage, space for tumble dryer, space and plumbing for a washing machine, lino flooring and door to the cloakroom W.C.

### Cloakroom W.C.

3 x 3'11 (0.91m x 1.19m)

Double glazed obscure window to the front, wall mounted wash hand basin with mixer tap, low flush W.C. and fully tiled walls and flooring.

### Lounge

19'10 x 11'1 (6.05m x 3.38m )

Double glazed windows to the rear and side, double glazed sliding patio door to the rear onto the decking area. coving, radiator, feature fireplace with a wooden mantle and laminate flooring.

### Landing

Double glazed window to the front, access to the loft, which has a light and is 3/4 boarded (no ladder). Storage cupboard and airing cupboard housing the water tank. Doors to:

### Bedroom One

12'9 x 9'5 (3.89m x 2.87m)

Double glazed windows facing the rear and side and radiator.

### Bedroom Two

11'6 x 9'9 (3.51m x 2.97m)

Double glazed window to the rear with historic rooftop views of market hill and St Marys Church, radiator.

### Bedroom Three

8'1 x 5'7 (2.46m x 1.70m)

Currently used as a dressing room, double glazed window to front, spotlights and radiator. Door to bathroom.

### Bathroom

8' x 7'3 (2.44m x 2.21m)

Four piece bathroom comprising double glazed obscure window to side, spotlights, stainless steel heated towel rail, vintage style wall mounted wash hand basin with hot and cold taps, low flush vintage style W.C., modern panelled bath with hot and cold taps, separate large corner shower, fully tiled walls and floor and extractor fan.

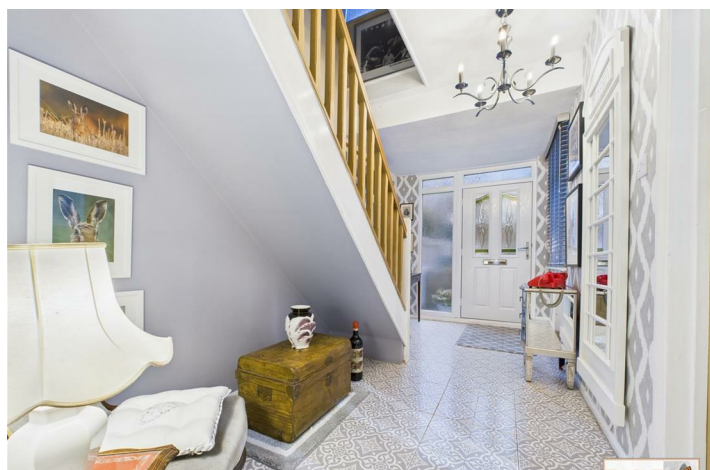
### Rear Garden

South westerly facing rear garden fully enclosed by panel fencing with a large decking area with access to power with a balcony style balustrade and decking steps down with a feature pond inset into the decking perfect for alfresco dining and entertaining. Down the steps are flower bed and shingle borders and a patio pathway. The rest of the garden is mostly laid to lawn with access to a shed and a small storage shed. Lighting and two separate accesses to the property, one being the lounge and the other being the kitchen / diner. From the rear gate you can turn right to reach both Ship Meadow Walk which will in turn take you to Market Hill and if you turn left this will take you to Naverne Meadows.

### Agents Notes

Tenure - Freehold

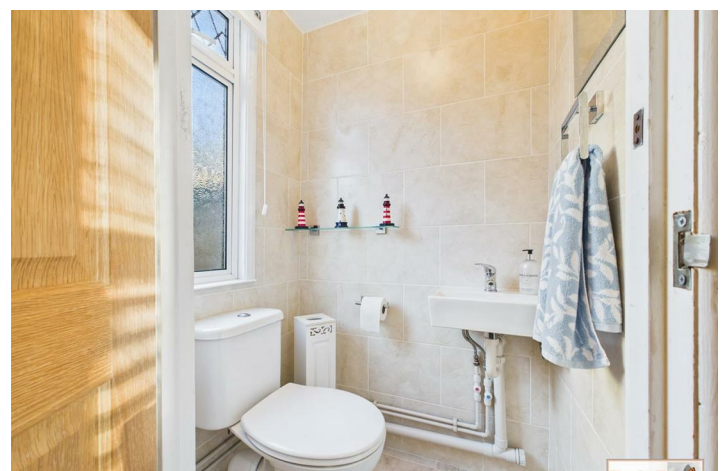
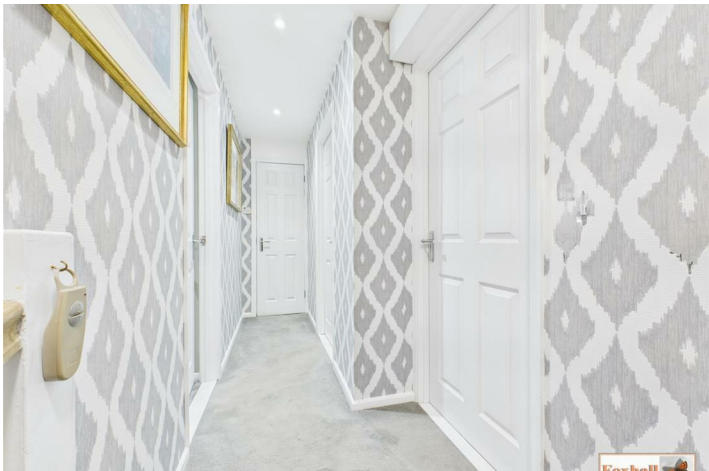
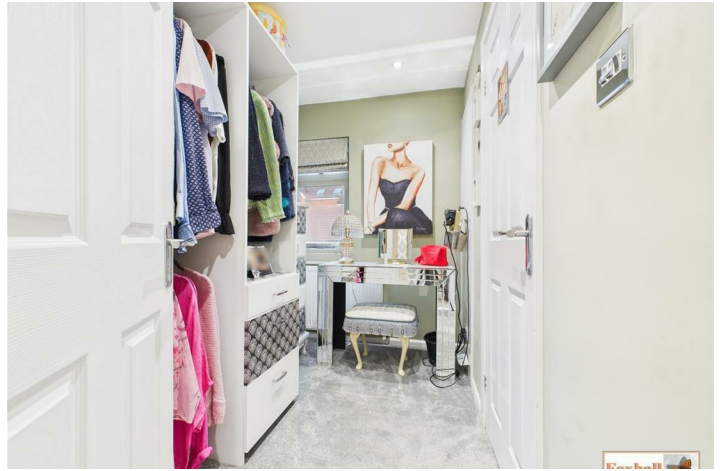
Council Tax Band - D

















Road Map



Hybrid Map



Terrain Map



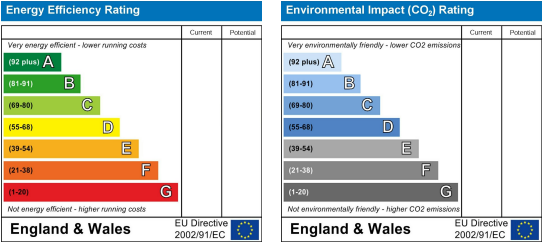
Floor Plan



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



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