



Barton Road, Woodbridge IP12 1JH

welcome to

Barton Road, Woodbridge

Conveniently located for local schooling, this four bedroom detached family home benefits from driveway parking and garage, together with generous, enclosed, rear garden with summerhouse.

Entrance Porch

Double glazed window to the front, UPVC entrance door, door leading through to the...

Cloakroom

Low level WC and wall mounted wash hand basin.

Lobby

Double glazed window to the side, under stairs storage, stairs to first floor, doors leading through to the...

Living Room

14' x 13' 6" (4.27m x 4.11m)

Double glazed window to the rear, parquet flooring, feature fireplace, radiator. Door leading through to the...

Dining Room

10' 9" x 10' 8" (3.28m x 3.25m)

Double glazed patio doors to the rear, radiator. Open plan to the...

Kitchen

11' 5" x 10' 6" (3.48m x 3.20m)

Double glazed window to the front. Fitted with a range of wall and base mounted units with worktop over and splashback. Drainer sink with mixer tap, space for white goods and cooker, door leading through to the...

Inner Hall

Door to the garden and door leading through to the garage.

Garage

With utility area space and plumbing for white goods, double glazed window to the rear.

First Floor Landing

Double glazed window to the front, storage cupboard, doors leading to...

Bedroom One

12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to the rear, range of built-in wardrobes, radiator.

Bedroom Two

10' 3" x 8' 3" (3.12m x 2.51m)

Double glazed window to the front and double glazed window to the side, radiator.

Bedroom Three

12' x 6' 7" (3.66m x 2.01m)

Built-in wardrobe and double glazed window to the rear.

Bedroom Four

11' 11" x 5' 3" (3.63m x 1.60m)

Double glazed window to the side, radiator.

Family Bathroom

Low level WC, wall mounted wash hand basin, panelled bath with screen, and shower over.

Outside

The enclosed, private, rear garden commences with a covered patio area, and is mainly laid to lawn, interspersed with trees, shrub beds and borders. The garden shed and summerhouse are to remain. To the front of the property there is lawned area, shrub borders, and driveway parking for multiple vehicles.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of



carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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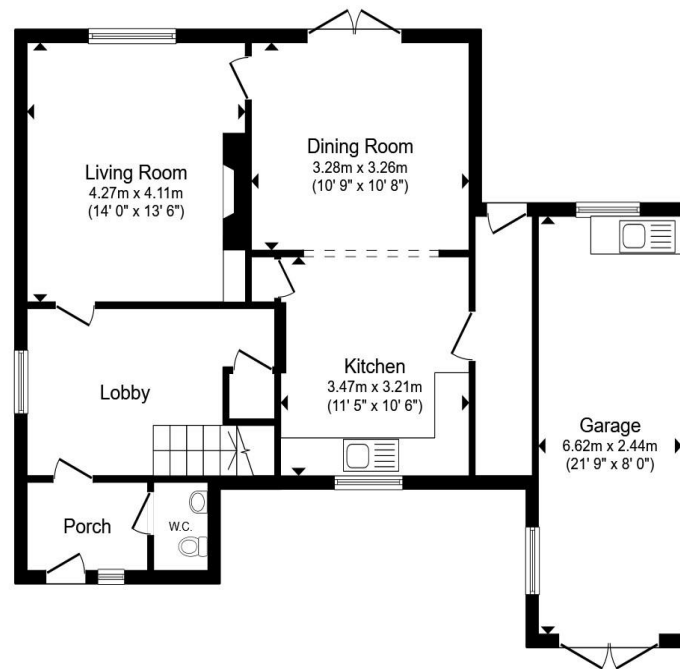
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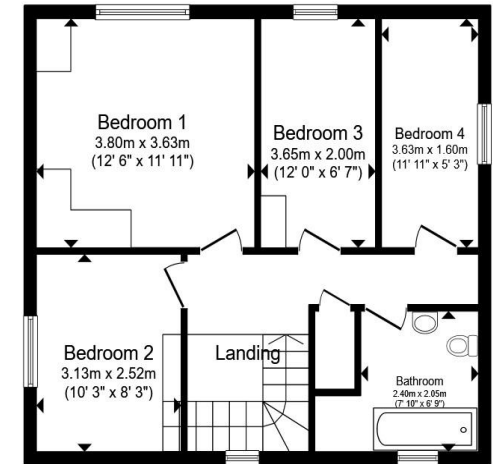
- Spacious Detached Family Home
- Open Plan Kitchen/Dining Room
- Living Room
- Ground Floor Cloakroom
- Garage with Utility Area

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£425,000



Ground Floor



First Floor

Total floor area 128.4 m² (1,382 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
WBG109482 - 0007

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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