



**Bury Hill Close, WOODBRIDGE IP12 1LE**

**welcome to**

## **Bury Hill Close, WOODBRIDGE**

Attractive 2 bedroom semi-detached home occupying a corner plot with ample off street parking, garage and a generously proportioned rear garden.

### **Hallway**

Wood effect flooring, door to the garage, radiator, storage cupboards and under stair storage cupboard.

### **Kitchen/Breakfast Room**

Open plan kitchen boasting a range of eye and base level units in Cream with stone effect work tops, sink with drainer and a chrome mixer tap, space for a range of appliances, storage cupboard, tile effect flooring, radiator and a double glazed window facing the front aspect.

### **Lounge**

Spacious lounge benefiting from carpet flooring, radiator and a TV point.

### **Conservatory**

Double glazed windows facing the side aspect and sliding door leading to the garden, tile effect flooring and ample space for a small sofa set up.

### **Landing**

Double glazed window facing the front aspect, carpet flooring, storage cupboard and a loft hatch.

### **Master Bedroom**

Two double glazed windows facing the front aspect, carpet flooring, radiator, fitted wardrobes and chest of drawers.

### **Bedroom 2**

Double glazed window facing the rear aspect, carpet flooring, radiator and a built in wardrobe.

### **First Floor Bathroom**

Double glazed window facing the rear aspect, low level NW/C, vanity sink, bath with shower attachment, part tiled walls and tiled flooring,

chrome heated towel rail.

### **Outside:**

#### **Garage**

Up and over door to entry, power and light and a door leading into the hallway.

#### **Front Garden**

Corner plot property benefiting from a large driveway to the front and grassed area to the side providing potential additional parking, pathway to the front door and a up and over door leading to the garage.

#### **Rear Garden**

Fully enclosed, private rear garden with side access. Patio seating area perfect for entertaining, large grassed area.





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## Bury Hill Close, WOODBRIDGE

- Garage and ample off street parking
- Popular Woodbridge location
- 2 Double bedrooms
- Modern first floor bathroom
- Good sized rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

**£270,000**



Total floor area 90.1 m<sup>2</sup> (970 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](http://www.propertybox.io)

  
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Property Ref:  
WBG109530 - 0004

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