

Connells

Alice Driver Road
Grundisburgh Woodbridge

Alice Driver Road
Grundisburgh Woodbridge IP13 6XH

for sale guide price
£260,000







Property Description

Nestled within the sought after village of Grundisburgh, this charming two-bedroom semi-detached home on Alice Driver Road offers an excellent opportunity for your next purchase. The property provides well balanced accommodation throughout, with a bright and welcoming living space, a fitted kitchen, two generous bedrooms and a family bathroom. Outside, the home benefits from private gardens and off-road parking, making it ideal for modern day living.

One of the property's standout features is its enviable village location. Grundisburgh is a picturesque and highly regarded Suffolk village offering a strong sense of community and an excellent range of local amenities, including a well-regarded primary school, village shop, doctors' surgery, traditional public house and regular community events. The village is surrounded by beautiful countryside whilst remaining conveniently positioned for access to both Woodbridge and Ipswich, making it ideal for commuters and families alike. Alice Driver Road is situated within easy walking distance of the village primary school, making this an attractive choice for young families. Further amenities can be found in nearby Woodbridge, with its array of independent shops, restaurants, cafés and riverside walks along the River Deben. Ipswich town centre and mainline railway station are also within easy reach, providing direct links to London Liverpool Street.

Entrance Hall

Double glazed entrance door, under stairs storage cupboard, radiator and pendant light.

Lounge/Diner

A bright and welcoming reception room featuring a double glazed sliding door providing access to the rear garden, radiator, attractive wooden mantel with stone hearth and gas fire, dado rail and pendant light.

Kitchen

Fitted with a range of matching cream wall and base units, incorporating a gas hob, electric oven, stainless steel sink with drainer and mixer tap. Additional features include partially tiled walls, laminate flooring, wall-mounted boiler (we have been advised by the vendor that it has been serviced annually for the past two years), radiator, space for a washing machine and fridge/freezer, and a double glazed window to the front aspect.

Landing

Carpeted stairs rising from the entrance hall with doors providing access to all first-floor accommodation.

Bedroom One

Double bedroom with fitted double wardrobe, carpet flooring, radiator, pendant light and double glazed window overlooking the rear garden.

Bedroom Two

Further double bedroom featuring a fitted double wardrobe, built-in airing/storage cupboard, carpet flooring, radiator, pendant light and double glazed window to the front aspect.

Bathroom

Comprising a panel-enclosed bath with shower attachment and mixer tap, low-level w/c, wash hand basin with hot and cold taps, radiator, extractor fan, vinyl-effect flooring and double glazed window to the side aspect.

Outside

Front Garden

The front garden is mainly laid to lawn with a hedge boundary and pathway leading to the front door. To the side of the property is a driveway providing off-road parking for two vehicles.

Rear Garden

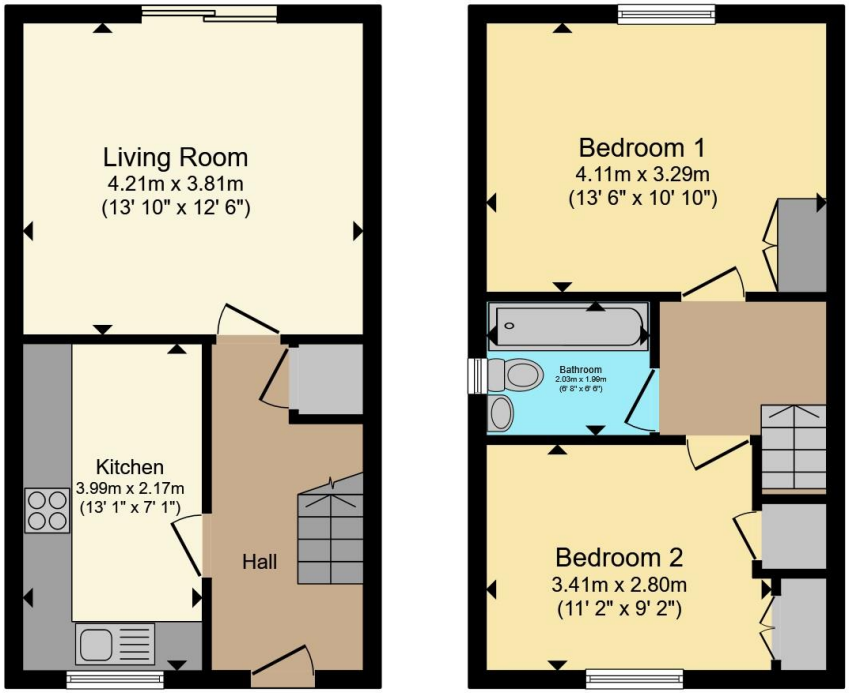
An enclosed rear garden featuring a patio seating area, garden shed and side access.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers 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.







Ground Floor **First Floor**





Total floor area 65.6 m² (706 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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T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/ICH313581

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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