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Village Way, Waldringfield,
Woodbridge, Suffolk, IP12 4QW
Offers In Excess Of £260,000

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- No Onward Chain
- End of Terrace House
- Three Bedrooms
- Two Receptions & Conservatory
- Kitchen with Pantry Cupboard
- First Floor Wet Room
- Potential for an Attic Room (STPP)
- Requires Updating Throughout
- Sizeable Rear Garden with Outbuildings



Situated down a quiet cul-de-sac in the sought-after village of Waldringfield lies this three-bedroom end of terrace house. The property is being sold with no onward chain, requires updating throughout, comes with a sizeable rear garden with outbuildings, and benefits from double-glazing and oil-fired central heating. The accommodation comprises entrance hall, sitting room, conservatory, second reception which opens through to the kitchen, first floor landing, three good size bedrooms, and a wet room. There is a large loft space

which is fully boarded, has a Velux window and dropdown ladder and could be used as a useable room (subject to relevant planning permissions / building regulations).

Waldringfield is a popular village situated on the southern banks of the River Deben and is in an area of outstanding natural beauty. The village has a variety of amenities with its popular sailing club, formed in 1921, which runs club dinghy racing and training courses. Waldringfield boat yard provides facilities for yachts and runs a pleasure launch offering river trips.

Waldringfield also has its own primary school, public house, a new village hall and a part-time mobile Post Office. Ipswich is approximately eight miles to the west of Waldringfield and is the county town of Suffolk. It offers a wide range of shopping, recreational and educational facilities. There is popular state schooling at Kesgrave and Woodbridge and within the private sector there are public schools at Woodbridge, Ipswich St. Joseph's College, the Royal Hospital School at Holbrook and Ipswich High School for girls at Woolverstone.

Woodbridge is approximately three miles away with its boutique, shops, restaurants and cinema and the location provides easy access to the A12 and the Suffolk Coast.

Entrance Hall: Stairs to the first floor and doors to the sitting room and dining room.

Sitting Room: 18' x 11' (5.49m x 3.35m) Double-glazed window to the front aspect, radiator, electric fire, and door through to:

Conservatory: 9'7" x 9'5" (2.92m x 2.87m) Double-glazed windows to the rear and side aspects, double-



glazed French doors opening out to the rear garden, radiator, and wood effect floor.

Second Reception: 11'1" x 10'11" (3.38m x 3.33m) Double-glazed window to the front aspect, radiator, and opening through to: **Kitchen:** 12'8" x 12' (3.86m x 3.66m) Fitted with eye and base level units, roll edge work surfaces, sink and drainer, tiled splashbacks, electric cooker to remain, space and plumbing for a washing machine, pantry cupboard with shelving and folding door, double-glazed windows to the rear and side

aspects, and door opening out to the rear garden.

First Floor Landing: Double-glazed window overlooking the rear garden with field views, doors to the bedrooms and bathroom, and access to the loft which has a pull-down ladder, is fully boarded, has a Velux window, and has power and light connected.

Bedroom One: 13'1" x 9'9" (4m x 2.97m) Double-glazed window to the front aspect, radiator, built-in wardrobe with overhead storage, and built-in cupboard.

Bedroom Two: 11'4" x 11' (3.45m x 3.35m) Double-glazed window to the front aspect and radiator.

Bedroom Three: 8'11" x 7'11" (2.72m x 2.41m) Double-glazed window overlooking the rear garden with field views, radiator, and fitted shelving.

Wet Room: Wall-mounted electric shower, hand wash basin, low-level WC, heated towel rail, wall-mounted heater, tiled walls, and double-glazed opaque window to the rear aspect.

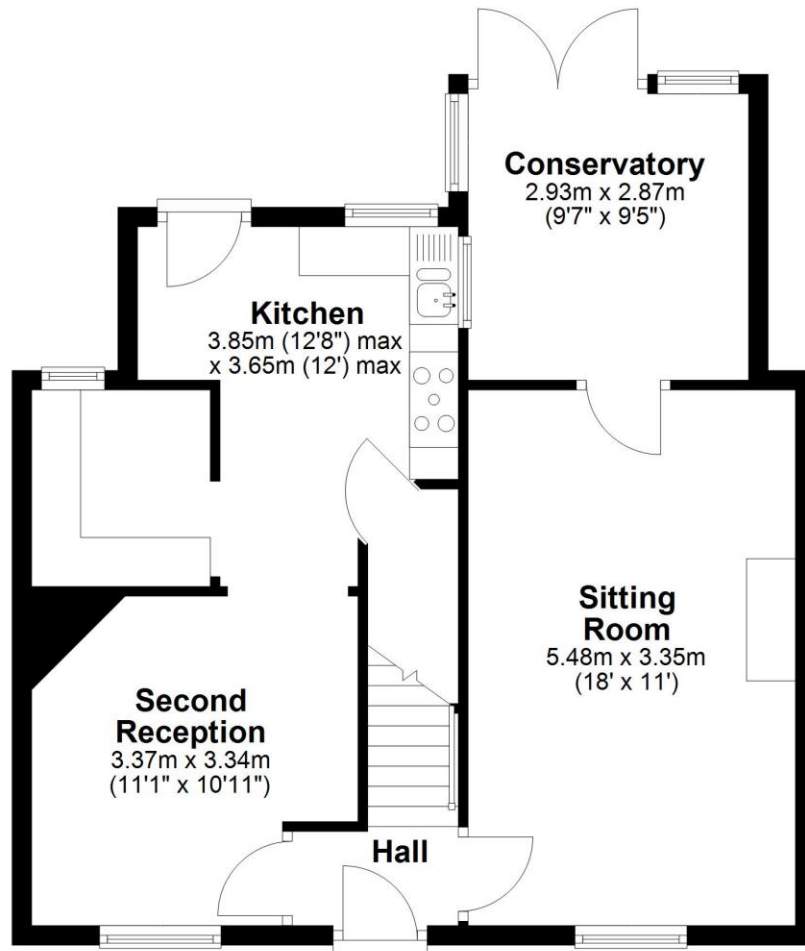
Outside: The sizeable rear garden is a particular selling feature and benefits from several wooden

outbuildings, a brick-built outbuilding and outside WC. There is a vegetable patch, raised patio area, outside tap, shared pedestrian side access with neighbouring property, and the garden is enclosed by panel fencing.

Agent's note. The very bottom of the garden, from the polytunnel onwards, is not on the Land Registry but we have been advised by our vendor that it has been used for many years.

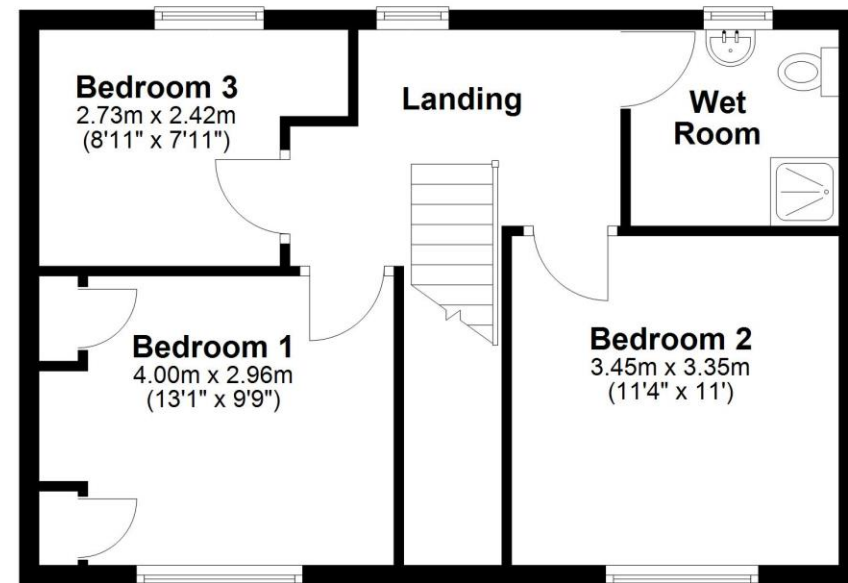
Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.3 sq. feet)



Total area: approx. 104.0 sq. metres (1119.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: B



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