



# Charles Wright PROPERTIES

Selling Properties the Wright Way



16 Colletts Walk

Woodbridge, IP12 4HS

**Guide price £600,000**



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## Description

A detached chalet style house with flexible accommodation in large gardens extending to two thirds of an acre, with plenty of room to extend subject to planning permission, in need of updating and modernisation and within walking distance of the town centre, the High School and local shops.

## Location

The property is situated in the sought after market town of Woodbridge is located on the tidal waters of the River Deben, with superb sailing and rowing facilities. It also offers a variety of amenities including boutique shops, cinema, swimming pool, library and a variety of restaurants. Woodbridge has a variety of excellent schools in both the State and private sector and its own railway station with direct links to Ipswich which is on the mainline to London's Liverpool Street.

## Entrance Hall

12 x 8 (3.66m x 2.44m)

Double glazed window to front, cloaks cupboard, stairs to first floor and radiator.

## Sitting Rooms

18 x 12'6 (5.49m x 3.81m)

Double glazed sliding doors to rear garden, wall mounted gas fire, wall mounted air conditioner unit, two radiators and door to dining room.

## Dining Room

10'11" x 10'5" (3.35m x 3.18m)

Double glazed window to rear and windows to side, glazed door to sun lounge and radiator.

## Sun Lounge

8'2 x 5'7 (2.49m x 1.70m)

Double glazed windows to rear and side, double glazed door to rear and shower room, wall mounted electric heater.

## Shower Room

8'4 x 5'10 max (2.54m x 1.78m max)

Fully tiled shower cubicle, low level wc, pedestal wash hand basin and heated towel rail.

## Kitchen

14 x 10 (4.27m x 3.05m)

Double glazed windows to front and side, fitted units incorporating stainless steel sink unit and single drainer with cupboards under. Adjacent work tops with cupboards and drawers under and plumbing for washing machine. Further work tops with built in four ring gas hob and drawers under. Wall cupboard with integrated fridge and freezer, built in Neff oven. Wall mounted gas fired boiler. Door to rear hall with further door to outside.

## Study/Bedroom 3

12 x 10'10 (3.66m x 3.30m)

Double glazed window to front, range of fitted book shelves and cupboards below. Concealed door to garage and radiator.

## Garage

17'6 x 10'8 (5.33m x 3.25m)

Electric roller door and door to Utility

## Utility Room

10 x 6'8 (3.05m x 2.03m)

Double glazed windows to rear and skylight. Fitted sink unit and drainer with cupboards and drawers

under, plumbing for washing machine and space for tumble dryer, half glazed door to garden and radiator.

### Landing

Access to loft and built in airing cupboard.

### Bedroom One

13'10 x 9'10 (4.22m x 3.00m)

Double glazed window to side and door to balcony. Range of fitted bedroom furniture, eaves cupboard and air conditioner unit and radiator.

### Bedroom Two

13'10 x 9'10 (4.22m x 3.00m)

Double glazed window to side, two built in wardrobes and radiator.

### Bathroom

9'8 x 5 (2.95m x 1.52m)

Double glazed window to front, panelled bath, low level wc, wash hand basin, heated towel rail.

### Outside and Gardens

There is a driveway leading up to an attached garage with an electric roller door. The front garden is established with a variety of mature shrubs and

established hedging. To the southern side of the property is a grass drive leading to the rear garden. The grass rear garden widens with variety of shrubs and trees, vegetable beds patio to immediate rear of the house with fish pond. There is also a useful single storey outhouse 22 x 10'3 with power and light. This area of garden is over 0.4 of an acre. There is a further piece of land accessed by wide pathway that extends to just under 0.2 of an acre, which is in need of certain amount of attention. In all gardens extend to 0.63 of an acre.

### Services

We understand mains gas, electric, water and drainage are connected to the property.

Tenure: Freehold

EPC: Band B

Council Tax: Band E

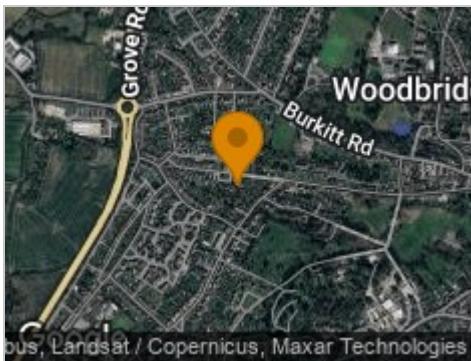
Local Authority: East Suffolk Council.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

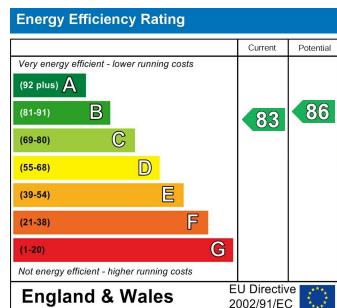


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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