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Westholme Close, Woodbridge,
Suffolk, IP12 4BE
Guide Price £700,000 to £715,000

Palmer & Partners

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- Rarely Available
- No Onward Chain
- Prime Location
- Views of Kingston Park & River Deben
- Substantial Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Family Shower Room & En-Suite Shower Room
- Sizeable Kitchen/Breakfast Room
- Inviting Entrance Lobby/Sunroom
- Gas Central Heating & Double-Glazing
- Solar Panels
- Single Garage & Off-Road Parking for Three/Four Cars
- Beautifully Maintained Wraparound Gardens

An extremely rare opportunity has arisen to purchase a sizeable three-bedroom detached bungalow, occupying a prime position just a ten-minute walk to Woodbridge, an easy five-minute access to the river, and directly opposite Kingston Park, with distant views of the River Deben. Set on a generous corner plot, the property enjoys uninterrupted front-facing views across the park and towards the river beyond. The bungalow has been in the same family for almost twenty years and has been well-maintained throughout, although it would now benefit from some updating and modernisation. Further benefits include a single garage, a block-paved driveway providing off-road parking for three/four vehicles, beautifully maintained wraparound gardens with all the flowerbeds having an irrigation system that will be remaining, solar panels, double-glazing, gas central heating, and the added advantage of being offered for sale with no onward chain.

The quaint and historic market town of Woodbridge combines excellent shops with superb pubs and restaurants and numerous activities both indoors and out. On the edge of an Area of Outstanding Natural Beauty, Woodbridge is the perfect base from which to explore the Suffolk Coast and its many tourist attractions. The beautiful, award-winning Elmhurst Park has been referred to as 'the jewel in the crown of Woodbridge' and the popular Seckford Hall Golf Club is within close proximity. Just a short walk from the Thoroughfare and the River Deben, it is renowned for its superb floral colour and high standards of maintenance. The town is served by Woodbridge railway station on the Ipswich – Lowestoft East Suffolk Line and has some excellent schools including the popular Farlingaye High School.

Entrance Lobby/Sunroom: 11'10" x 7'7" (3.6m x 2.3m) A beautifully bright room featuring three double-glazed windows to the front



providing glorious views across Kingston Park and the River Deben. A further double-glazed internal window from the sitting room and striking glass roof lantern draws additional light enhancing the sense of openness. The space is finished with laminate flooring, and a glazed wooden door provides access to:

Entrance Hall: 12'3" x 5'8" (3.73m x 1.73m) The hallway features two built-in cupboards, a radiator, access to the loft, and doors leading to the sitting room, bedrooms, shower room and rear lobby.

Sitting Room: 19' x 16'2" (5.8m x 4.93m) The remarkably spacious reception room features a double-glazed bay window to the front, capturing glorious views across Kingston Park and the River Deben, complemented by double-glazed internal windows from the lobby/sunroom and rear lobby. A radiator and a gas fire set within a feature fireplace create a warm focal point, while the coved ceiling adds a refined finish. Double doors lead through to:

Dining Room: 12'1" x 10'11" (3.68m x 3.33m)

The formal dining room enjoys a dual-aspect layout, featuring a double-glazed side window and a large double-glazed picture window to the front that frames glorious views across Kingston Park and the River Deben. The room is further appointed with a radiator, coved ceiling with inset spotlights, and an archway that leads through to:

Kitchen/Breakfast Room: 18'6" x 10'11" (5.64m x 3.33m) The exceptionally spacious kitchen offers an extensive range of matching eye and base units with drawers, roll edge work surfaces, a circular sink and drainer, separate double sink and drainer, and tiled splashbacks. There is an integrated Bosch oven with microwave space above, an integrated four-ring gas hob with Neff extractor hood above, and designated spaces for a fridge freezer, washing machine and tumble dryer. The room's size allows for a comfortable breakfast table and chairs, complemented by laminate



flooring and ceiling inset spotlights. Natural light enters through a double-glazed side door which opens out to the covered walkway making this a great space for enjoy a morning coffee, two double-glazed side windows, and an opaque double-glazed window to the walkway. An archway with a stud partition wall leads through to:

Rear Lobby: 10'11" x 8'9" (3.33m x 2.67m) The lobby has an internal double-glazed window from the sitting room, a radiator, feature wall panelling, laminate flooring, a door providing access to a covered walkway, and door into the entrance hall.

Shower Room: 7'11" x 5'5" (2.41m x 1.65m) A stylish three-piece suite comprising a double-size shower enclosure, close-couple WC and vanity hand wash basin with cupboards beneath. The shower room also features a heated towel rail, tiled flooring, half-height tiled walls, an extractor fan, and an internal opaque double-glazed window from the walkway.

Bedroom One: 16'2" x 10'11" (4.93m x 3.33m) The sizeable master bedroom features a

double-glazed window and door opening onto a secluded courtyard—an ideal spot to enjoy a quiet afternoon tea. The room also includes a radiator, coved ceiling, fitted wardrobes, and a door providing access to:

En-Suite Shower Room: 10'5" x 6'4" (3.18m x 1.93m) The generous en-suite is fitted with a stylish three-piece suite comprising a double-sized shower enclosure with rainfall showerhead and separate body shower, a low-level WC and a vanity wash hand basin with cupboards and drawers beneath providing ample storage. Further features include a wall-mounted Dimplex heater, tiled flooring, half-height tiled walls, a coved ceiling, and a fully shelved built-in cupboard. An opaque double-glazed window overlooks the courtyard, allowing natural light while maintaining privacy.

Bedroom Two: 12'9" x 10'11" (3.89m x 3.33m) A spacious guest bedroom featuring a double-glazed window to the front offering glorious views over Kingston Park and the River Deben. The room further benefits from a radiator, coved ceiling, and an excellent



range of built-in cupboards, drawer units and a fitted dressing table.

Bedroom Three: 11'8" x 7'11" (3.56m x 2.41m)

The third bedroom has an internal double-glazed window from the walkway, a radiator, and coved ceiling.

Outside: The bungalow enjoys beautifully maintained wraparound gardens, with the front extensively laid to lawn and well-stocked with a variety of flowers and shrubs, all enclosed by a low-retaining wall. All the flowerbeds have an irrigation system that will be remaining. A block-paved pathway leads to the double-glazed front door, while the front aspect affords glorious views across Kingston Park and the River Deben in the distance. Leading from the master bedroom is a secluded block-paved courtyard garden, enclosed by a brick wall with decorative trellis and fencing to the right-hand boundary, attractively planted with flowers and shrubs and providing gated pedestrian access. A block-paved driveway allows off-road parking for

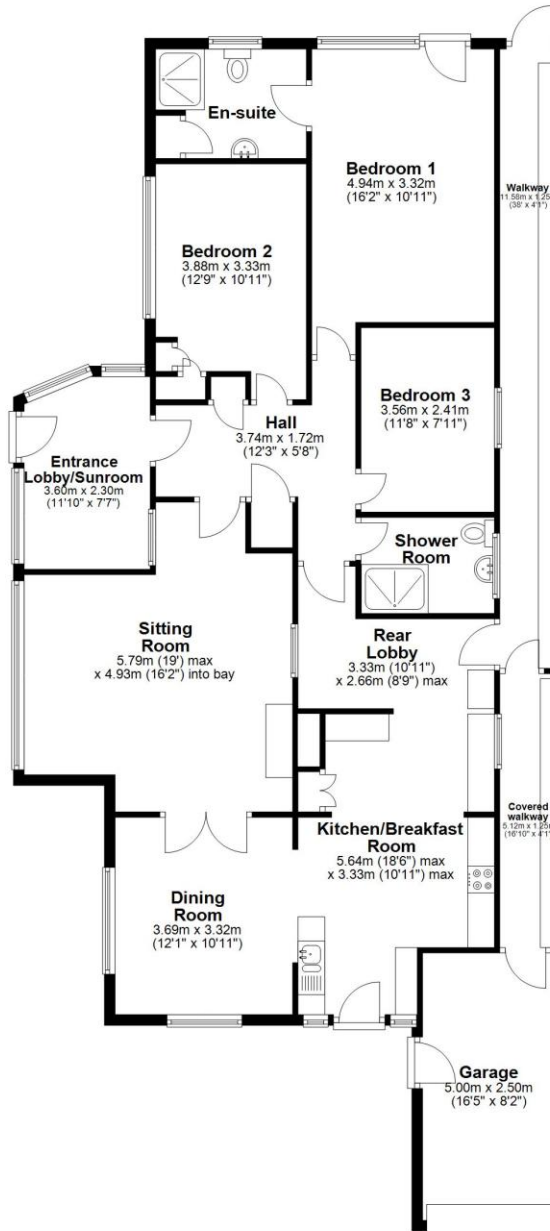
three/four vehicles in front of the single garage.

Single Garage: 16'5" x 8'2" (5m x 2.5m) Up and over door, power and light is connected, and pedestrian doors providing access to the driveway and the covered walkway.

Walkways: There is one walkway (38' x 4'1") with internal double-glazed windows from the third bedroom and shower room, a double-glazed door opening out to the rear, door providing access to the rear lobby, and a further door leading to a covered walkway (16'10" x 4'1"). This has an internal double-glazed window from the kitchen/breakfast room and a door leading to the garage.

Agent's Note: The property is subject to probate which has been applied for but not yet granted. We anticipate this to be around August/September 2026.

Ground Floor
Approx. 166.4 sq. metres (1790.6 sq. feet)



Total area: approx. 166.4 sq. metres (1790.6 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.



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Attributes

3 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: F



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