



Palmer & Partners



Ipswich Road, Woodbridge, Suffolk,
IP12 4BY

Guide Price £600,000 to £625,000

Palmer & Partners

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- Rarely Available
- Substantial Detached House
- Four Bedrooms
- Two Reception Rooms & Study
- Bathroom & En-Suite Shower Room
- Utility Room & Integrated Kitchen
- Replacement Double-Glazing
- Solar Panels with Battery
- Garage & Driveway
- Secluded Rear Garden

An opportunity has arisen to purchase a rarely available four-bedroom detached house in a non-estate position on the outskirts of Woodbridge, a sought-after market town on the edge of an Area of Outstanding Natural Beauty. The property offers ample living accommodation and benefits from a garage and driveway to the front, a secluded rear garden with a variety of fruit trees and vegetable garden, and gas central heating. The current owner has had full replacement double-glazing and solar panels with battery added within the last three years, and a new boiler was installed this year.

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.

Outside – Front: The frontage has flowers and shrubs, a large shed with double doors, a single garage with driveway in front, and a glazed entrance door.

Single Garage: Up and over door with power and light connected.

Front Porch: Windows to the front and side aspects, tiled flooring, and double-glazed door through to:

Entrance Hall: Oak flooring, radiator, turning staircase with understairs cupboard, and doors to:

Cloakroom: A two-piece suite comprising low-level WC and vanity hand wash basin with storage beneath and tiled splashback. There is also a radiator and double-glazed opaque window to the rear aspect.

Utility Room: 8'2" x 6'7" (2.5m x 2m) The utility is fitted with matching eye and base level units, roll edge work surfaces, sink and drainer, and tiled splashbacks. There is space and plumbing for a washing machine with space for a further undercounter appliance, wall-mounted Baxi boiler, which is just two years old, radiator, double-glazed window to the rear aspect, and double-glazed door opening out to the garden.



Kitchen: 11'9" x 9'7" (3.58m x 2.92m)

Fitted with a range of wooden eye and base level units and drawers, roll edge work surfaces, one and a half bowl sink and drainer, tiled splashbacks, ceiling inset spotlights, and tiled floor. The appliances are integrated and include a fridge, freezer, oven & microwave, and electric hob with extractor hood over. The kitchen is dual aspect with double-glazed windows to the front and side.

Sitting Room: 17'2" x 14'4" (5.23m x 4.37m) Dual aspect with double-glazed windows to the rear and side and double-glazed French doors opening out to the rear garden. There is a working fire, two radiators, oak flooring, and ceiling inset spotlights.

Dining Room: 10'10" x 10'8" (3.3m x 3.25m) Dual aspect with double-glazed windows to the front and side, and there is a radiator and oak flooring.

Study: 8'8" x 6'8" (2.64m x 2.03m) Double-glazed window to the front aspect and radiator.

Galleried Landing: Double-glazed window to the rear aspect, airing cupboard, loft access, and doors to the bedrooms and bathroom.

Master Bedroom: 12'10" x 12'6" (3.9m x 3.8m) Double-glazed window to the side aspect, radiator, built-in double cupboard and additional single cupboard, and door through to:

En-Suite Shower Room: A three-piece suite comprising walk-in shower

enclosure, low-level WC and vanity hand wash basin with storage beneath and tiled splashback. There is a feature glass block wall, radiator, laminate flooring, and double-glazed window to the rear aspect.

Bedroom Two: 11'9" x 9'9" (3.58m x 2.97m) Double-glazed window to the front aspect, radiator, and built-in wardrobe.

Bedroom Three: 10'11" x 9'8" (3.33m x 2.95m) Double-glazed window to the side aspect, radiator, and built-in double wardrobe.

Bedroom Four: 8'4" x 7'7" (2.54m x 2.3m) Double-glazed window to the front aspect and radiator.

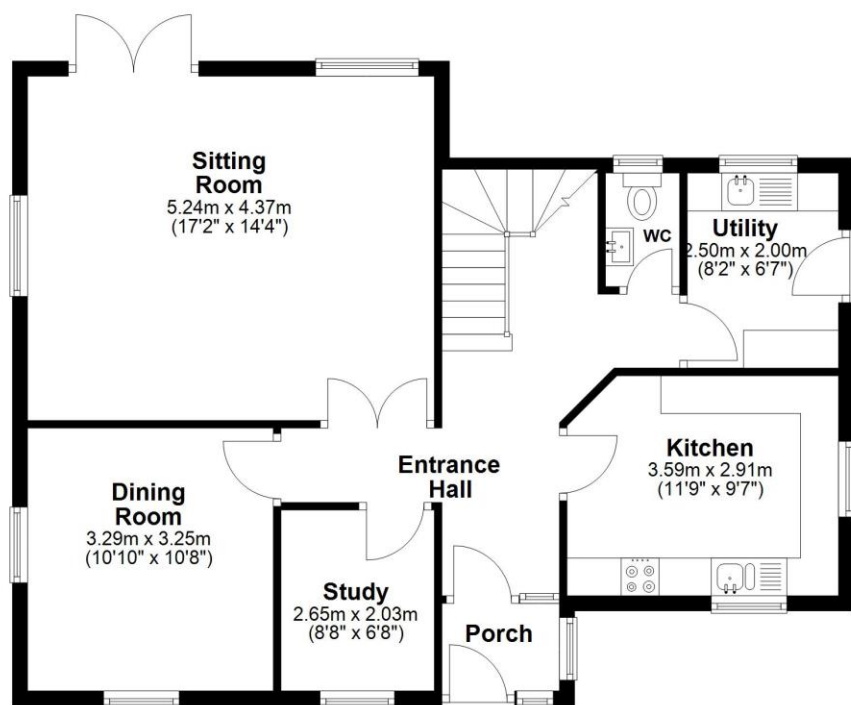
Family Bathroom: 11'9" x 8'4" (3.58m x 2.54m) A four-piece suite comprising

bath with shower attachment, bidet, low-level WC and hand wash basin. There is a radiator, extractor fan, half-height tiled walls, and double-glazed opaque window to the front aspect.

Outside – Rear: The secluded garden is fully enclosed by panel fencing and contains a variety of fruit trees including fig, apple and two types of passionfruit. There is a partially walled courtyard garden to one side which is laid to lawn and flanked by fruit trees with gated side access that leads out to the driveway. The main garden has a paved area, outside tap, storage shed with window, raised vegetable garden, and a covered log store.

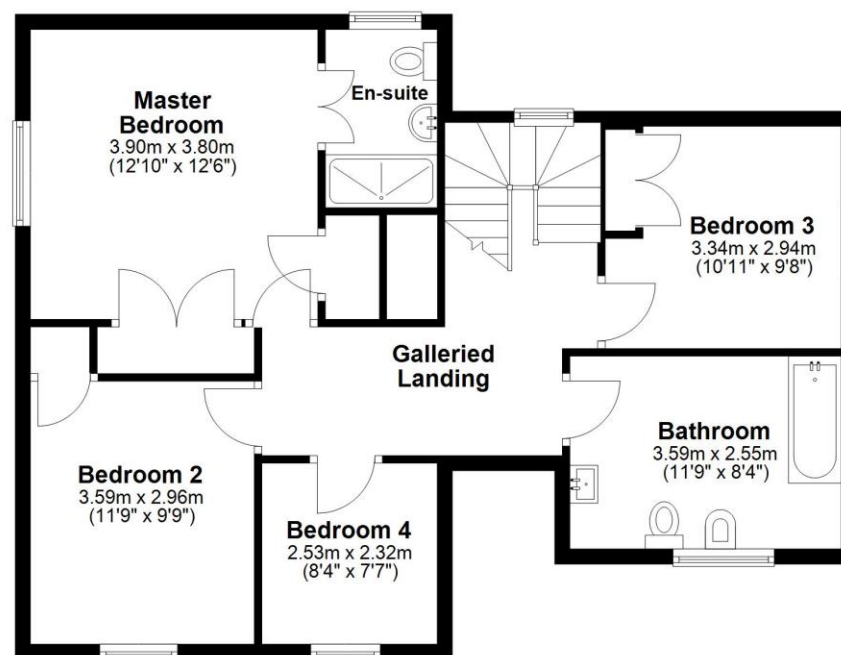
Ground Floor

Approx. 80.3 sq. metres (864.2 sq. feet)



First Floor

Approx. 73.0 sq. metres (785.3 sq. feet)



Total area: approx. 153.2 sq. metres (1649.6 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.



Attributes

4 Bedrooms, 2 Bathroom, 3 Reception,

EPC Rating: B

Council Tax Band: F



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