

**Foxhall**



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**Woods Meadow, Woodbridge Road**

**Bredfield, Woodbridge, IP13 6BB**

**Offers in excess of £290,000**



# Woods Meadow, Woodbridge Road

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## Summary Continued

The current owners have also converted the loft space which is fully boarded and supplied with ladder offering ample storage space.

The rear garden is delightful. Imagine sitting on the elevated and extended raised patio area in the full sunshine of a morning, having an al fresco breakfast, mid morning cuppa or glass of wine with some light lunch with views over the rear to fields and woodlands beyond. There is an adjacent driveway and carport parking and a very handy side area to the garden ideal for storage of a shed/garden items etc.

Bredfield is an Idyllic and picturesque village which won "Small Village of the Year" in 2022. The village is ideally positioned being only a two minute drive from the A12/A14, only a ten minute drive from the market town and railways station of Woodbridge and a fifteen minute drive from Martlesham/Kesgrave and East Ipswich area, plus the retail park in Martlesham Heath including a Tesco, Next & M&S and a whole range of shops and facilities. Bredfield has an active social scene, bowls green, a very handy village shop open six days a week from 0930 to 12.30pm, and a nice church. There is a great community spirit within the village and thus is an extremely sought after location.

We urge that an early internal viewing is highly advised to avoid disappointment.

## Front Garden

Low maintenance front garden with path leading to front door.

## Cloakroom

Low flush W.C, vanity wash hand basin unit with cupboards beneath, double glazed obscure window to side with luxury laminate wood flooring with under floor heating.

## Reception Hallway

Double glazed solid entrance door into reception hallway, laminate wood flooring, stairs rising to first floor, solid wood door to large under stairs cupboard with Alpha Evoke 33 wall mounted boiler (which has been regularly serviced) solid wood door into kitchen /diner

## Kitchen/Diner

16'4" x 8'5" (4.98m x 2.57m)

Westerly facing kitchen/diner making this lovely and sunny especially in the afternoons. Comprises of ample base drawers, cupboards and eye level units, NEFF double built in oven and NEFF induction hob with extractor hood above, integrated full height larder fridge freezer, integrated dishwasher, plumbing for washing machine, additional deep pan drawers, ample work surfaces, recessed ceiling spotlights, 1 1/2 bowl sink unit, kick space heater and double glazed window to the front with lovely views over front garden and trees with luxury laminate wood flooring with under floor heating.

## Lounge

16'1" x 11'2" (4.90m x 3.40m)

One of the many selling features of the property is this easterly facing lounge with full width bi-folding doors easterly facing opening onto a elevated patio area making this a lovely, bright and sunny room especially in the morning. luxury laminate wood flooring with under floor heating.

## Landing

Double glazed window to side, door to large built in cupboard with radiator making this an ideal airing cupboard, solid wood doors to bedroom one, bedroom two and bathroom

## Bedroom One

14'6" x 9'5" (4.42m x 2.87m)

Radiator, window to rear with lovely views over fields and the woodland beyond, with door to en-suite shower room.

## **En-Suite Shower Room**

**7'8" x 6'4" (2.34m x 1.93m)**

Spacious en-suite shower room with double walk-in shower enclosure with double head shower with hand held and overhead rainfall shower head, tiled floor, vanity wash hand basin unit with two drawers beneath, low flush W.C, chrome heated towel rail, double glazed obscure window to rear, (easterly facing), making this a lovely sunny room in the mornings, extractor fan and recessed ceiling spotlights.

## **Bedroom Two**

**13'1" x 8'5" (3.99m x 2.57m)**

Double glazed window to the front with lovely views over gardens and trees, recess perfect for fitted wardrobes and a radiator.

## **Family Bathroom**

**7'4" x 6'6" (2.24m x 1.98m)**

P Shaped bath with curved screen and shower over, fully tiled walls in bath/shower area, vanity wash hand basin unit and low flush W.C, chrome heated towel rail, extractor fan with double glazed obscure window to front, westerly facing, a lovely sunny room from mid afternoons onwards.

## **Rear Garden**

Fully enclosed rear garden with elevated raised patio area ideal for having an al fresco breakfast, mid morning cuppa or glass of wine with some light lunch with views over the rear to fields and woodlands beyond. Mostly laid to lawn with stone slab pathway to rear with side access gate to the carport and driveway.

At the side of the property there is a very handy side area ideal for storage of a shed/garden items etc. The existing shed may be available by separate negotiation.

## **Carport**

Brick built construction with block paved driveway with power and light, two spaces one in carport and the other in driveway

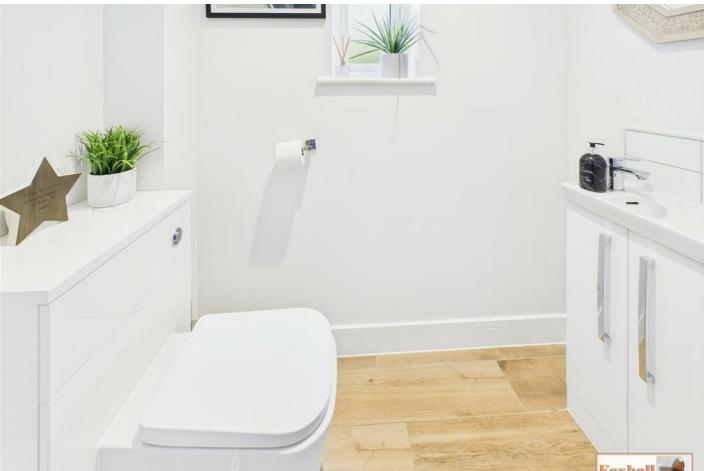
## **Bredfield & Surrounding Areas**

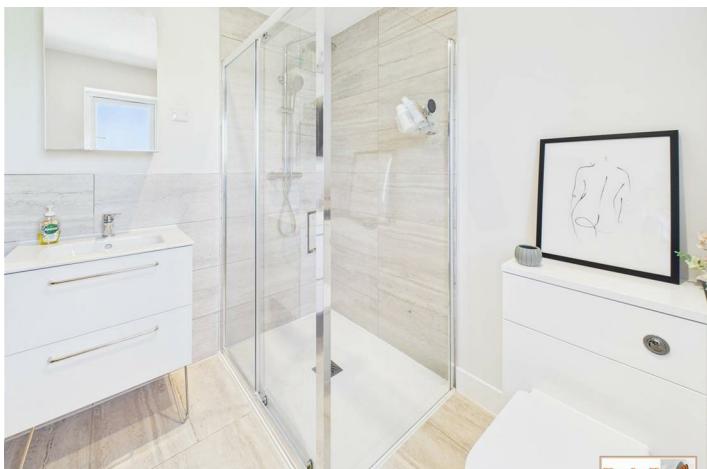
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## **Agents Notes**

Tenure - Freehold

Council Tax Band - C









## Road Map



## Hybrid Map



## Terrain Map



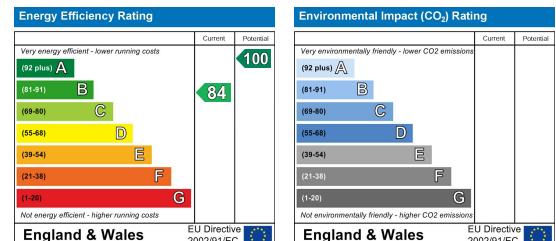
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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