



38 New Street, Woodbridge
Woodbridge

Guide Price **£465,000**



38 New Street

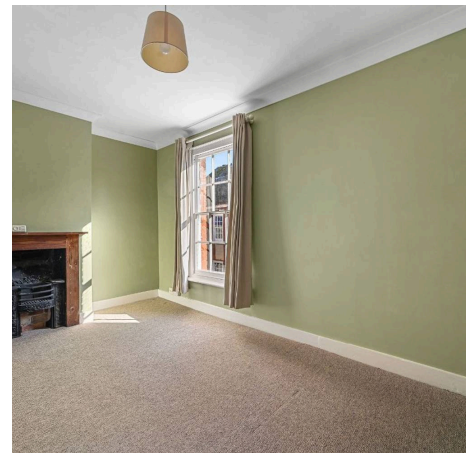
Woodbridge, Woodbridge

Potters Estate Agents are delighted to present this beautifully maintained and tastefully decorated Grade II listed period cottage, nestled in the heart of Woodbridge town centre with NO ONWARD CHAIN

Just a short stroll from the town's bustling thoroughfare, the popular Market Hill, scenic river walks, and the mainline railway station with links to London via Ipswich, this charming home effortlessly combines character with modern comforts.

Stepping inside, the elegant sitting room features a striking red brick fireplace with a wood-burning stove, exposed timbers, and bespoke built-in cabinetry, creating a warm and inviting space. The adjoining dining room boasts a characterful open fireplace with a pine surround, further storage, and access to the stylish cloakroom.

The newly fitted kitchen/breakfast room is a true highlight, thoughtfully designed with a range of base and wall units, a high-end range cooker with a five-ring gas hob, and a sleek stainless-steel extractor hood. A Velux skylight and glazed double doors flood the space with natural light, seamlessly connecting the interior to the rear courtyard garden.



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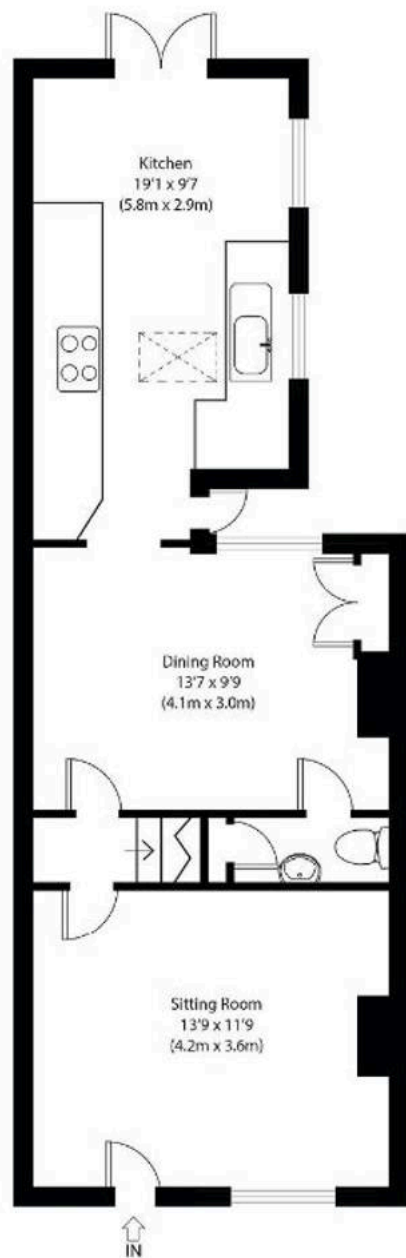
Location: New Street in Woodbridge is one of the town's most prestigious and sought-after addresses. This charming street is lined with an array of period properties, showcasing the town's rich architectural heritage. Located in the heart of Woodbridge, New Street offers convenient access to the town's vibrant amenities, including boutique shops, cafes, and restaurants along The Thoroughfare. The picturesque River Deben is also just a short stroll away, providing beautiful riverside walks and a tranquil setting. Known for its historic charm and central location, New Street is a highly desirable place to call home. Woodbridge itself, is continuously awarded the accolade of being one of the top ten places to live in England. Lying on the banks of the River Deben, this historic market town is thriving with excellent local facilities including an attractive range of independent shops, boutiques, butcher, greengrocer, deli, a small supermarket, bars, cafes, pubs and restaurants. There is a pool, gym, cinema and marina. The river offers water sports opportunities, together with golf, tennis, rugby and football clubs close by.

Council Tax band: D

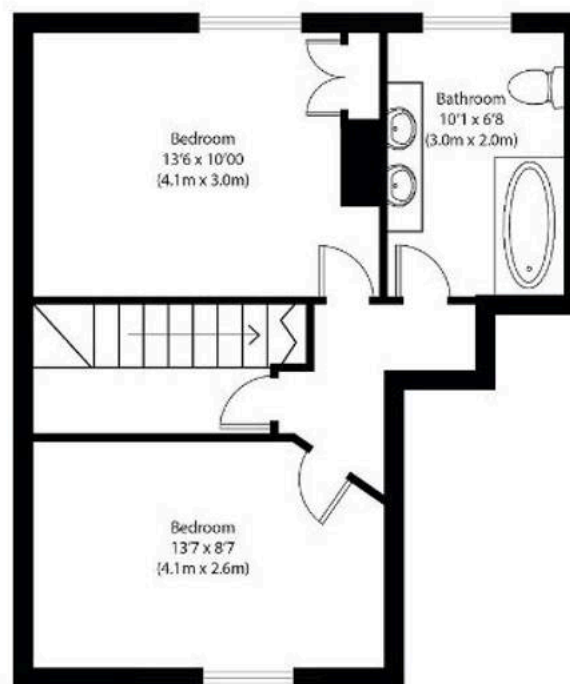
Tenure: Freehold



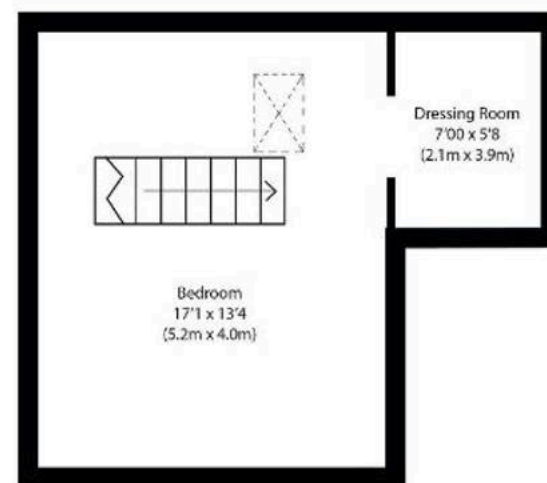




Ground Floor



First Floor



Second Floor


Approximate Gross Internal Area
1225 sq ft (114 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk





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