



75 Bredfield Road, Woodbridge
Woodbridge

Guide Price **£650,000**



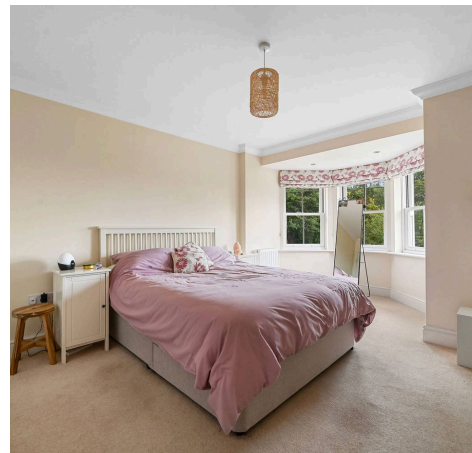
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This exceptional five-bedroom detached family home with the main home having 2300 sq ft set over three storeys and conveniently located with excellent access to local amenities including Melton woods, Woodbridge town centre, and top schools including Farlingaye High School and Woodbridge School. The property is being sold with no onward chain.

Built by the esteemed local builder Mervyn Ruffles, this property boasts generous accommodation, modern comforts, and flexible living spaces.

Ground Floor Accommodation: The property is entered through a half-glazed front door leading into a welcoming entrance hall with a tiled floor and underfloor heating throughout the ground floor whilst conventional radiators used on first and second floors. The underfloor heating is controlled via four zones with it's own thermostat. A carpeted staircase with two cupboards underneath rises to the first floor. The ground floor features a well-appointed WC, a dual-aspect dining room with bi-fold doors to the front garden, and a spacious sitting room with a fireplace and French doors opening to the rear garden. The heart of the home is the modern kitchen/breakfast room, equipped with oak-fronted units, granite work surfaces, and integral Siemens appliances.



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A door from the kitchen leads to the utility room with additional storage and plumbing facilities.

First Floor Accommodation: The first floor comprises a landing with a shelved airing cupboard, three generously sized double bedrooms, a family bathroom and additional understairs storage cupboard. The master bedroom features fitted wardrobes, a canted bay with triple sash windows and an en-suite shower room. Bedroom two also benefits from an en-suite shower room, while bedroom three offers dual aspects and ample space with access hatch to partially boarded loft space. The family bathroom includes a shower bath with a curved glass screen.

Second Floor Accommodation: The second floor is home to two additional bedrooms, each with vaulted ceilings. Bedroom four includes Velux roof lights and an en-suite shower room, while bedroom five provides a comfortable retreat with views to the front.

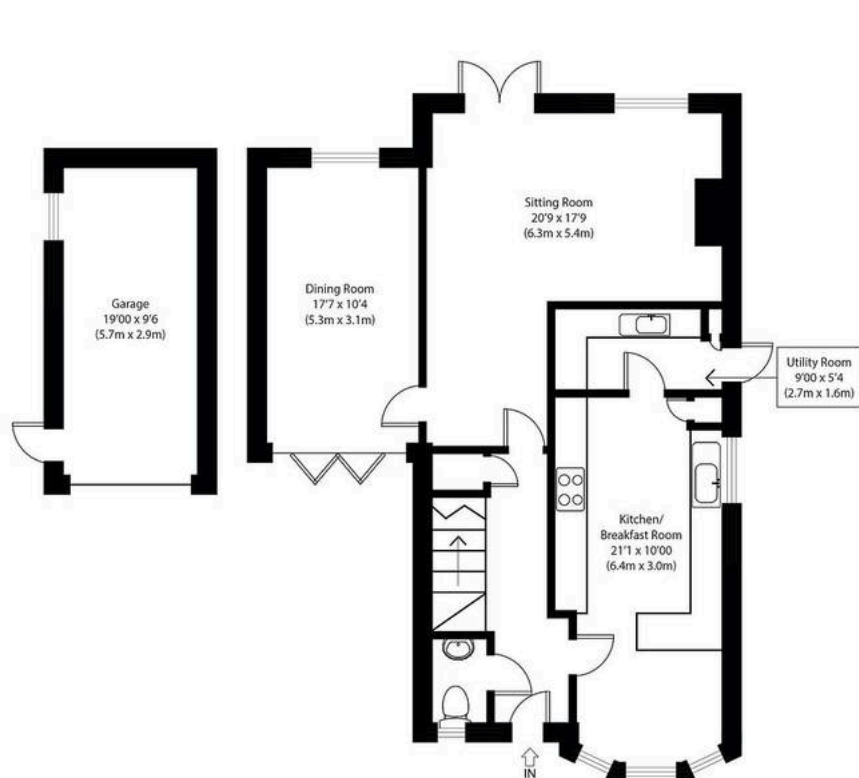
Outside Space: The property is approached via a shared pea shingle drive with tandem parking for two cars. A separate driveway leads to the garage which has a third parking space in front of the garage door for a small car.

The front garden, enclosed by a red brick wall and fences, is predominantly laid to lawn with a patio area. The enclosed rear garden is designed for outdoor living, with lawns, patios, raised beds, access to a lean-to shed and space for relaxation.

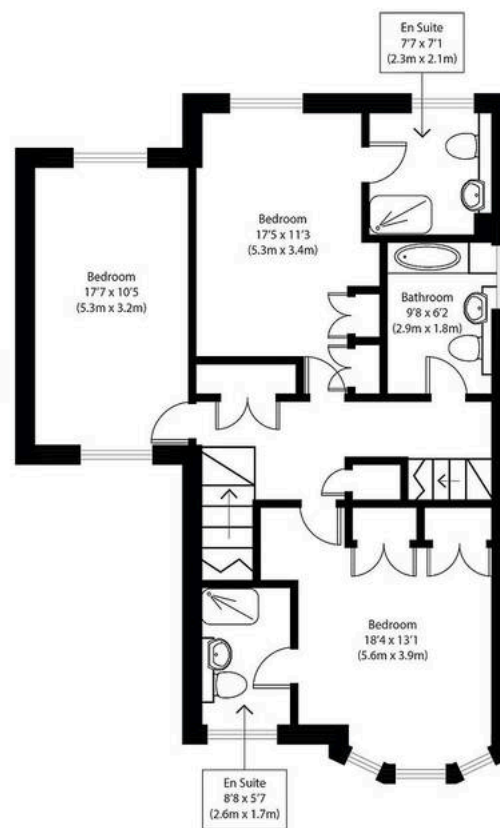
The garage, measuring 18'11 x 9'7 (reducing to 9'2), includes power and lighting, while the adjacent lean-to shed offers additional storage.



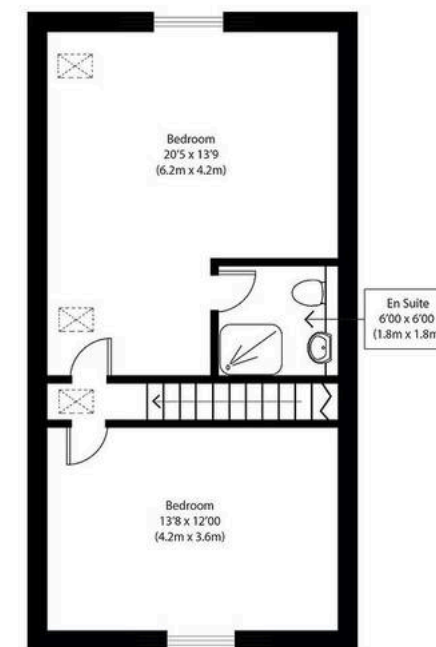




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
Main House 2300 sq ft (214 sq m)
Garage 185 sq ft (17 sq m)
Total 2485 sq ft (231 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.photostaginggroup.co.uk

Potters



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