



The Cedars Prentices Lane, Woodbridge
Woodbridge

Guide Price **£625,000**



The Cedars Prentices Lane

Woodbridge, Woodbridge

A beautifully crafted, energy-efficient home set on a peaceful private lane just moments from the heart of Woodbridge, Suffolk.

This exceptional three-bedroom detached property blends state-of-the-art sustainability with elegant, contemporary living. Designed in partnership with Clima-tech, it is constructed with modern living, efficiency, and environmental responsibility at its core. The home boasts an EPC rating of A, a rare and highly desirable attribute, achieved through a combination of air source heating, solar panels with integrated battery storage, underfloor heating throughout, and a heat recovery ventilation system—together ensuring ultra-low running costs and year-round comfort.

Set back from the lane with countryside views, the home is approached via a bonded gravel driveway that offers ample off-street parking and an electric vehicle charging point. The striking exterior is finished with natural Cedar cladding to the front and rear elevations, and a clean, modern render to the sides—creating a sophisticated contrast that is both timeless and low maintenance.

- A-Rated Energy Efficient Home
- Stunning 24' x 23' Open-Plan Living Space
- Flooded with Natural Light
- High-Spec Kitchen with Neff Appliances
- Versatile Three-Bedroom Layout
- Stylish Contemporary Bathrooms
- Low-Maintenance Wraparound Garden
- 10-Year New Build Warranty



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Step inside, and you're immediately greeted by a sense of space, light, and thoughtful design. The heart of the home is an impressive 24' x 23' open-plan kitchen/dining/sitting room, where high ceilings, expansive black aluminium-framed windows, and 5-panel bi-fold doors flood the space with natural light and draw the eye out to the private garden. This room offers the perfect balance of form and function, ideal for both everyday family living and stylish entertaining.

The kitchen has been carefully considered to provide the best in contemporary style and practicality. A large central island with a vented Neff induction hob and breakfast bar becomes a natural gathering point, complemented by quartz worktops, ample storage, and top-of-the-range Neff appliances including an integrated oven, combination microwave, fridge freezer, and dishwasher.

The living and dining area provides ample room for multiple layouts and uses—whether hosting dinner parties, relaxing in front of the TV, or enjoying a sunny afternoon with the doors wide open to the patio and garden beyond.

The bedroom accommodation is equally well designed. The principal suite offers a peaceful retreat, complete with a stylish tiled en-suite shower room and generous proportions. Two further double bedrooms provide versatile spaces—ideal for family, guests, a home office, or creative use such as a dressing room or snug. Each room is bathed in light and finished to a high standard.

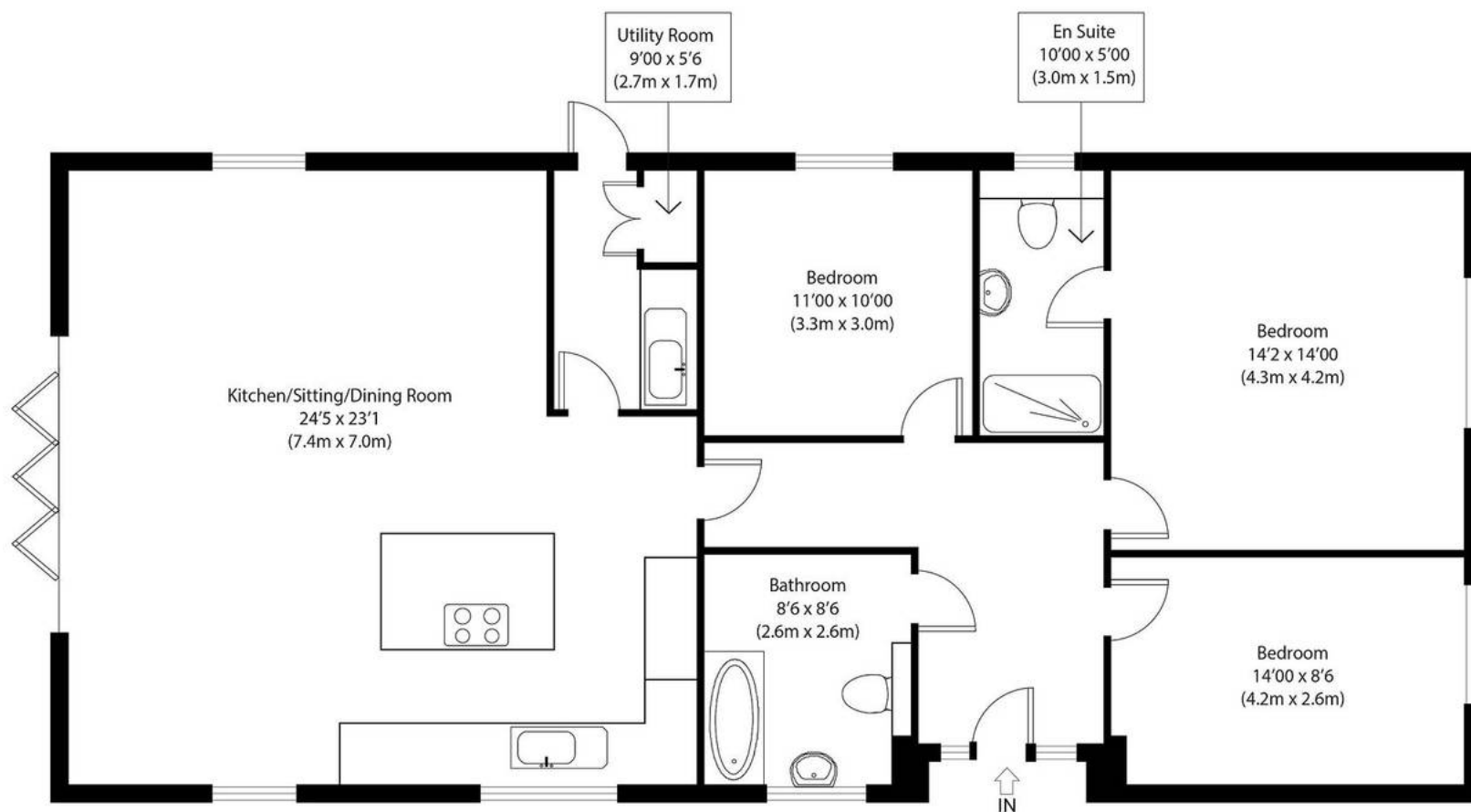
The main bathroom continues the home's modern aesthetic, featuring a tiled bath with overhead shower, a sleek basin, and WC, all set against tasteful wall and floor finishes. Flooring throughout the property is of superior quality, with luxury Amtico in the living spaces, carpeted bedrooms for warmth and comfort, and fully tiled bathrooms for practicality.

The garden is private, enclosed, and designed with ease of maintenance in mind. A wraparound patio provides a superb space for outdoor dining, morning coffee, or evening relaxation, while the modest lawn and mature boundary planting offer both greenery and privacy without the burden of intensive upkeep.

Further benefits include a large attic space ideal for storage and a 10-year new build warranty, offering complete peace of mind for future owners.







Ground Floor

Approximate Gross Internal Area
1290 sq ft (120 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.
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Potters Estate Agents

Potters Estate Agents, 6 Market Hill – IP12 4LU

01394 447487

enquiries@pottersestateagents.com

www.pottersestateagents.com/