



**8 Lime Kiln Quay Road, Woodbridge**  
Woodbridge

Guide Price **£335,000**



## 8 Lime Kiln Quay Road

Woodbridge, Woodbridge

Nestled along the picturesque Lime Kiln Quay Road, this delightful two-bedroom mid-terraced home offers a rare opportunity to live in one of Woodbridge's most sought-after locations. With its combination of characterful period features and well-thought-out modern touches, the property presents an inviting and versatile living space ideal for first-time buyers, downsizers, or those seeking a peaceful Suffolk retreat.

The home welcomes you through a quaint front garden with white picket fencing, creating a traditional and homely feel before stepping inside. The front sitting room immediately sets the tone with a cosy yet spacious atmosphere, enhanced by natural light streaming through the large window. A characteristic front room, making this the perfect spot for relaxing evenings or entertaining guests.

Towards the rear lies the kitchen and dining room, a generous and practical space thoughtfully designed to accommodate modern living. The kitchen features neutral cabinetry with wooden styled worktops, complemented by integrated appliances and ample storage.



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A dedicated dining area provides the ideal setting for family meals or casual breakfasts. From here, sliding doors open into a bright and airy conservatory, creating a seamless connection between the indoors and the private rear garden. The conservatory itself offers year-round versatility—perfect for entertaining, reading, or simply enjoying the garden views.

A convenient ground-floor cloakroom is tucked away to the rear, further enhancing practicality.

Upstairs, the property boasts two well-proportioned bedrooms. The main bedroom is a spacious double with dual-aspect windows, filling the room with natural light and offering charming views of the surrounding area. The second bedroom is also a generous size, suitable for use as a double guest room, a children's bedroom, or even a home office.

The family bathroom is tastefully finished, with a modern suite including a bath with overhead shower, WC, and wash basin. The clean, contemporary design ensures functionality while maintaining a stylish aesthetic.

The rear garden is a true highlight of this home, private, low-maintenance, and beautifully designed with a combination of patio and gravelled areas, framed by mature planting and greenery. It's an inviting space for outdoor dining, gardening enthusiasts, or simply unwinding in the fresh air.

This property offers gas central heating and triple glazed windows to the front and double windows to the rear.

Situated in the heart of Woodbridge, this property benefits from being within walking distance of the vibrant town centre, renowned for its independent shops, cafés, and restaurants. The scenic River Deben is also moments away, offering riverside walks, sailing opportunities, and a strong sense of community. Excellent transport links, including Woodbridge railway station, provide convenient access to Ipswich, London Liverpool Street, and beyond.



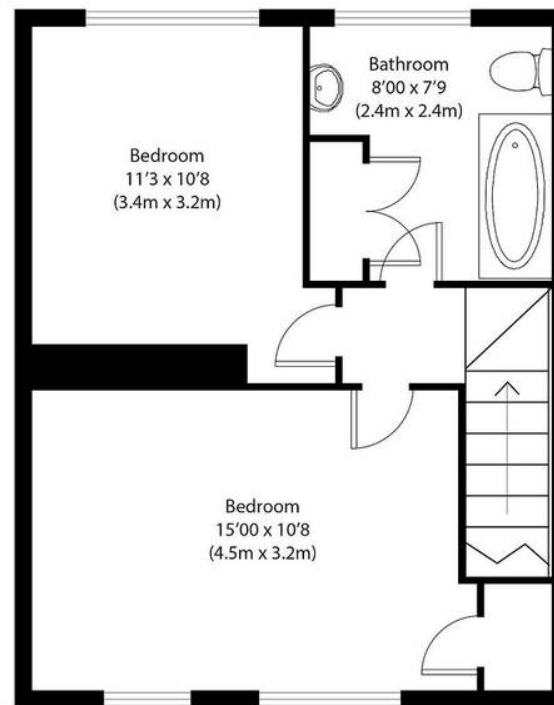




Ground Floor

## Approximate Gross Internal Area 940 sq ft (87 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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First Floor



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