



The Old Post Office 1 Southolt Road, Bedfield, Woodbridge, IP13 7HH

£585,000

NO ONWARD CHAIN - This beautifully modernised character property has a wealth of charm and is presented perfectly throughout, providing over 2800square feet including the garage. This is a perfect property located in the village of Bedfield that offers, potential annex area, five bedrooms, sitting room, kitchen/diner, bathroom, ensuite, garage (31ft x 16ft), and has been updated to a high specification.

Call 01473 353 287 to view.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

PH
&
ESTATES
SALES & LETTINGS

PH
&
ESTATES
SALES & LETTINGS

The Old Post Office 1 Southolt Road, Bedfield, Woodbridge, IP13 7HH

BEDFIELD

Woodbridge is a historic market town in Suffolk, England, situated on the River Deben. Known for its charming scenery and rich heritage, the town is home to the famous Tide Mill, one of the few working tide mills in the UK. Woodbridge boasts a mix of architectural styles, with buildings dating back to the medieval period. The town offers a variety of shops, restaurants, and cultural activities, and is surrounded by beautiful countryside, making it a popular destination for tourists. Its close proximity to the archaeological site of Sutton Hoo adds to its historical significance. Woodbridge also hosts various festivals and community events throughout the year, fostering a vibrant local culture.

ENTRANCE HALL:

Wooden flooring, oak staircase to first floor and door to...

LIVING ROOM: 14'2" x 23'5" (4.32 x 7.14)

Double glazed window to front, double glazed doors to garden, wooden flooring, electric burner with brick surround and hearth, radiator, ceiling spotlights and door to...

BEDROOM FIVE: 19'0" x 13'5" (5.80 x 4.10)

Double glazed window to rear, wooden flooring, radiator and ceiling spotlights.

KITCHEN/DINER: 13'7" x 23'7" (4.15 x 7.21)

Double glazed window to rear, range of wall and base units, tiled floor, integrated oven, hob and extractor, sink and drainer with mixer tap, wooden worktops, tiled splash backs, spotlights, space for appliances and door to outside.

LANDING:

Double glazed window to rear and doors to...

BEDROOM ONE: 11'2" x 12'3" (3.41 x 3.74)

Double glazed window to front, built in wardrobe, radiator, ceiling spotlights and door to...

EN-SUITE:

Corner shower cubicle, low level w/c, hand wash basin with vanity, radiator and ceiling spotlights.

BEDROOM TWO: 12'5" x 12'3" (3.81 x 3.74)

Double glazed window to side, radiator and ceiling spotlights.

BEDROOM THREE: 14'4" x 10'7" (4.38 x 3.24)

Double glazed window to rear, radiator and ceiling spotlights.

BEDROOM FOUR: 7'9" x 8'6" (2.38 x 2.61)

Double glazed window to front, radiator and ceiling spotlights.

BATHROOM:

Double glazed window to rear, mirror tv on wall, corner shower cubicle, paneled bath, low level w/c, hand wash basin with vanity and ceiling spotlights.

ANNEX SPACE:

LIVING ROOM: 9'1" x 16'7" (2.79 x 5.08)

Two double glazed windows to side, wooden flooring, ceiling spotlights and doors to...

KITCHEN: 9'1" x 9'0" (2.79 x 2.76)

Double glazed window to side, wall and base units, integrated oven, hob, extractor, stainless steel sink and drainer, space for appliances and door to...

BEDROOM: 14'7" x 13'2" (4.47 x 4.03)

Double glazed window to front, wooden flooring and radiator.

HALLWAY:

Storage cupboard, door to rear and door to...

SHOWER ROOM:

Double shower cubicle, low level w/c, hand wash basin.

OUTSIDE:

REAR GARDEN:

Fenced surround, laid to lawn and patio area.

FRONT:

Ample off road parking.

AGENTS NOTE:

- Oak doors

P&H Estates

P&H Estates is recognized for its deep understanding of the local property market, its professional yet friendly service, and its commitment to achieving the best outcomes for its clients.

Call 01473 353 287

