



JENNIE JONES

EST. 1992

ESTATE AGENTS

BURKITT ROAD

Woodbridge | Suffolk

21 BURKITT ROAD, WOODBIDGE, IP12 4JJ

Town centre: 0.5 miles
Woodbridge railway station: 0.6 miles
Ipswich: 9 miles

- Entrance Porch ● Sitting Room ● Kitchen / Dining Room ●
- Conservatory ● Three Bedrooms ● Ensuite to Master ●
- Family Bathroom ● Enclosed Cottage Garden ●
- Garage & Off Road Parking ●

The Property

21 Burkitt Road is a charming Grade II listed cottage, full of character and set just a short walk from Woodbridge town centre. The house retains many original features, including sash windows, wooden casements, stripped panel doors, exposed beams, and welcoming fireplaces.

The accommodation begins with a small entrance porch leading into the sitting room, where a feature fireplace, sash window and staircase set the tone for this delightful home. The kitchen/dining room is a true heart-of-the-home space, with a wood-burning stove in the dining area and a glazed door opening directly onto the garden. The kitchen is fitted with a range of cottage-style units and has space for appliances. From here, a part-glazed door leads to a lean-to conservatory.

Upstairs there are three double bedrooms: the principal bedroom with en suite shower room, two further doubles, and a family bathroom.

Outside, the property enjoys a pretty enclosed garden, well stocked with mature planting and offering a good degree of privacy. The garage provides excellent storage with a useful studio space at the

Charming Grade II listed cottage in central Woodbridge with three bedrooms, garden, garage/studio and parking



rear, ideal for hobbies or working from home. Off-road parking is available at the front. This is a beautiful period home in one of Woodbridge's most desirable residential streets.

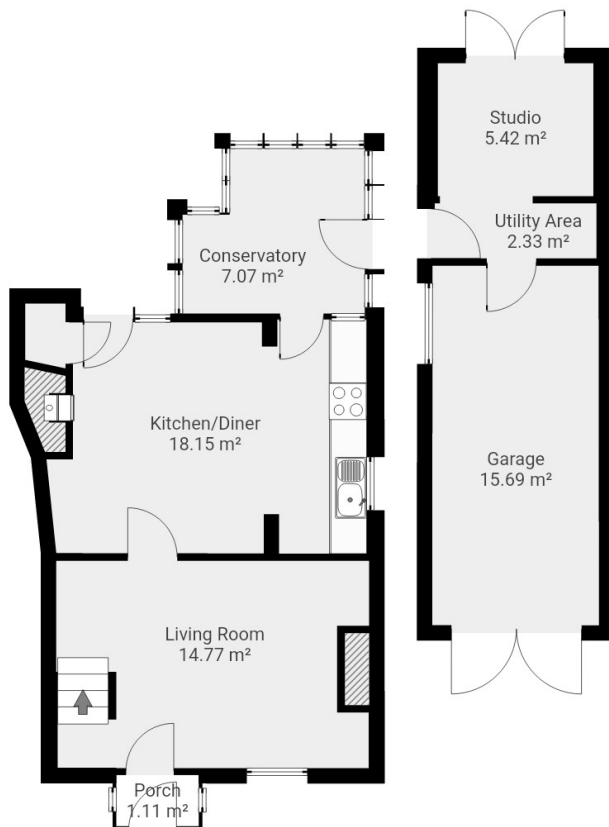
The Location

Burkitt Road is a sought-after residential street within easy walking distance of Woodbridge's bustling Thoroughfare, which offers a wide range of independent shops, cafés, restaurants, galleries, and the popular Riverside Theatre and cinema. The town also has a railway station providing regular services to Ipswich, with connections on to London Liverpool Street.

Woodbridge is celebrated for its historic riverside setting on the River Deben, offering sailing, rowing, riverside walks, and beautiful views. The town has excellent amenities including schools, supermarkets, doctors' surgeries, a library, and leisure facilities. For those who enjoy the outdoors, Rendlesham Forest and the Suffolk Coast & Heaths Area of Outstanding Natural Beauty are close by, with easy access to the Heritage Coast at Aldeburgh, Thorpeness, and RSPB Minmere.

This is a vibrant and welcoming market town, with a strong sense of community and cultural life, making it one of Suffolk's most desirable places to live.





While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



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