



WOOLNOUGH ROAD, WOODBRIDGE IP12



5 BEDROOM MODERN DETACHED HOUSE SET IN WOODBRIDGE.

An exceptional modern home situated in an elevated position on the edge of Woodbridge, benefiting from 5 bedrooms, an open plan kitchen/living room and a garage with EV charging.



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EPC

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Local Authority: East Suffolk Council

Council Tax band: TBC

Tenure: Freehold

Guide Price: £1,000,000



SITUATION

Set on Woolnough Road, a short walk to Woodbridge town centre, the property is situated in an elevated position overlooking Woodbridge, with stunning views down to St Mary's Church.

The area benefits from a diverse range of independent shops, cafés and restaurants, as well as everyday services such as doctor's surgeries, a post office, supermarket and pharmacy. Local attractions include the likes of the Thoroughfare, the historic Tide Mill, Sutton Hoo and the River Deben. Market Hill is also within walking distance, offering a range of cafes, pubs, independent shops and the Town Hall.

Families will appreciate the proximity to Woodbridge School, situated at the bottom of North Hill, less than a 5 minute walk away. Woodbridge School is a highly regarded independent co-educational day and boarding school for children aged 4-18 years.









7 WOOLNOUGH ROAD

7 Woolnough Road was built in 2024 to an exceptional standard, featuring high-quality appliances, fixtures and fittings, and well thought-out layouts. The property comes with a new build warranty.

On entrance to the hallway, you immediately have views through the kitchen/sitting room, out to the garden and Woodbridge beyond. On the ground floor, there is a relaxed sitting room, a dedicated study or playroom, a downstairs loo and an expansive open-plan kitchen/living room, ideal for entertaining. Off the kitchen is a utility/pantry and a generous storage room housing the boiler.

The large, bespoke kitchen by Falstaff is complete with NEFF appliances and a striking central island, with a sink overlooking the garden. French doors open out to the large terrace, providing an abundance of natural light to the house throughout the day and seamlessly connecting indoor and outdoor living. The kitchen benefits from high ceilings and contemporary cabinetry that provides ample storage. Blending style and functionality, it is a perfect space for entertaining or family gatherings.







On the first floor, there are five well-proportioned bedrooms offering flexibility for family life and guest accommodation. Four of the bedrooms are en-suite, and there is a large family bathroom on the first floor. The principal suite on the second floor boasts stunning views and ample storage, with a dedicated dressing room and ensuite shower room.

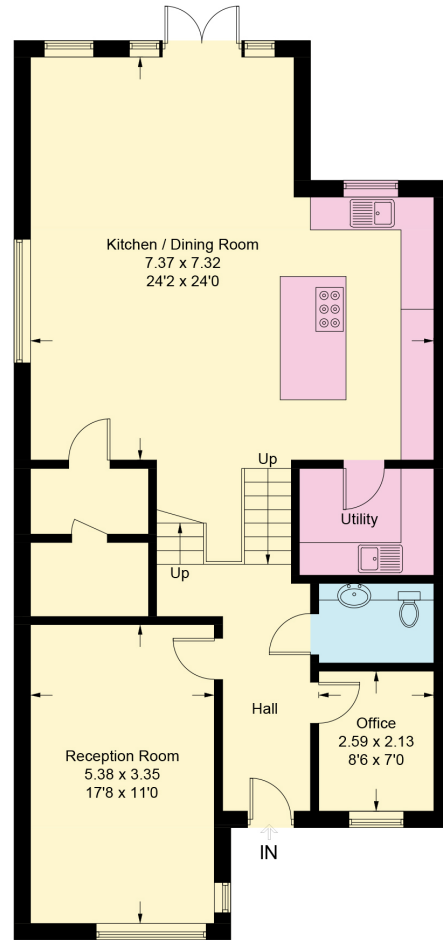
Outside, the property benefits from a private garden laid to lawn, with a south facing terrace and access down the side of the house from the driveway. The garden is secured with closed board wooden fencing down the sides, and a brick wall at the rear providing privacy and shelter. To the front of the property lies a single garage which benefits from EV charging, off a generous driveway with ample parking. The property also has a good-sized garden shed with plenty of storage.



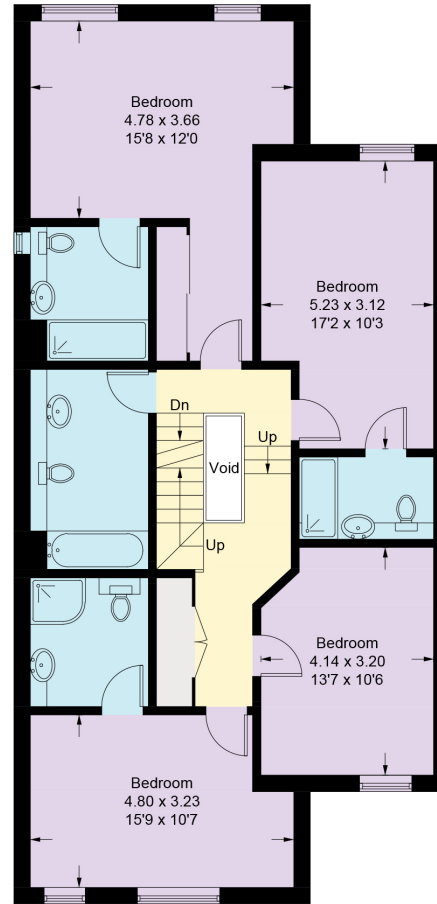


7 Woolnough Road, Woodbridge

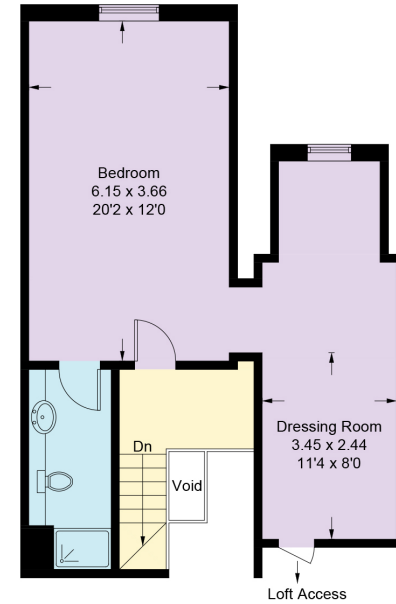
Approximate Gross Internal Area = 256.2 sq m / 2757 sq ft
(Excluding Void)



Ground Floor



First Floor



Second Floor

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Produced for Knight Frank

Approximate Gross Internal Area = 256.2 sq m / 2757 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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