



**Bredfield Road, Woodbridge IP12 1JE**

**welcome to**

**Bredfield Road, Woodbridge**

A beautifully presented, modern, three bedroom detached family home, offering spacious living accommodation, located within walking distance of the town centre.



### **Entrance Hall**

With window to side, tiled floor, under-floor heating, heating control panel, stairs to first floor with storage cupboard under, access to...

### **Cloakroom**

Obscure glazed window to side, low level WC with concealed cistern, wash hand basin, inset ceiling spotlights, ventilation system, tiled floor, under-floor heating.

### **Lounge**

11' 9" x 17' into bay ( 3.58m x 5.18m into bay )  
Bay window to front, wood flooring, under-floor heating, inset ceiling spotlights, ventilation system.

### **Utility Room**

5' 8" x 8' 1" ( 1.73m x 2.46m )  
Door and window to side, wall and base mounted units, worktops with inset sink, wall mounted boiler, water softener, tiled floor.

### **Kitchen**

12' 9" x 11' 9" ( 3.89m x 3.58m )  
Window to rear with Butler sink under, range of wall and base mounted units, built-in mid height oven with microwave oven above, built-in fridge/freezer, dishwasher and induction hob unit with extractor hood over, tiled floor and under-floor heating.

### **First Floor Landing**

Window to rear with radiator under, double airing cupboard housing water tank, access to loft area via a loft ladder, with skylight. This space houses the Rega ventilation system.

### **Master Bedroom**

11' 9" x 12' 9" ( 3.58m x 3.89m )  
Window to rear with radiator under, inset ceiling spotlights, ventilation system.

### **En-Suite**

Fully tiled, with suite comprising built-in wash hand basin and low level WC with countertop over, walk-in shower, heated towel rail and extractor fan. Obscure glazed window to side and inset ceiling spotlights and ventilation system.

### **Bedroom Two**

10' 8" x 9' 7" ( 3.25m x 2.92m )  
Window to front with radiator under, inset ceiling spotlights and ventilation system.

### **Bedroom Three**

6' 11" x 9' 6" ( 2.11m x 2.90m )  
Window to front with radiator under, inset ceiling spotlights and ventilation system.

### **Bathroom**

Fully tiled walls and floor, suite comprising bath with shower over, low level WC with concealed cistern, built-in sink, heated towel rail, extractor fan, inset ceiling spotlights, ventilation system and obscure glazed window to side.

### **Outside Front**

To the front of the property there is a block paved shared driveway providing off road parking and turning area for 2 vehicles. There is also a small lawned and planted garden area.

### **Rear**

The rear garden commences with a patio area. There are flowerbed surrounds, fruit trees. A bamboo screen with further patio area to the bottom of the garden. Garden shed and greenhouse to remain.



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welcome to

## Bredfield Road, Woodbridge

- Beautifully Presented Three Bedroom Detached Family Home
- Spacious Living Accommodation
- Ground Floor Cloakroom and Utility Room
- Rega Ventilation System and Under-floor Heating
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: B

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG108636 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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