



**Bredfield Road, Woodbridge IP12 1JA**



**welcome to**

**Bredfield Road, Woodbridge**

Within walking distance to the town centre and on a regular bus route sits this beautifully presented 3 bedroom semi-detached family home. the property has benefitted from numerous extensions over the years and offers ample living space both inside and outside.



### **Entrance Hall**

With window side, under stairs storage cupboard, radiator, giving access to...

### **Snug**

12' 8" Into Bay x 9' 6" Into Breast ( 3.86m Into Bay x 2.90m Into Breast )

With bay window to the front, radiator inside, chimney breast, hard flooring and feature picture rails.

### **Shower Room**

Walk in shower with rain effect head, tiled walls toilet, pedestal hand wash basin, inset mirror & ceiling spotlights, extractor fan

### **Kitchen**

11' 5" x 9' 5" ( 3.48m x 2.87m )

With a mix of wall & base mounted units, wood worktops with tiles splashback, build in mid height double oven, gas hobs & new extractor hood. Fitted wine rack & vintage butler sink. Open too...

### **Dinning Space**

Open plan to the kitchen, with bay window rear overlooking the patio, double doors rear and open plan to the...

### **Play Area**

10' 7" x 8' 9" ( 3.23m x 2.67m )

Open plan to the dinning space, with skylight to the side, door to the...

### **Utility Room**

9' 2" x 9' 1" ( 2.79m x 2.77m )

Door to the front into a bin store, a mix of base & wall mounted units, worktops and space for appliances under.

### **Lounge**

10' 9" x 19' 6" ( 3.28m x 5.94m )

A generous living space with window to the rear and patio door to the side giving access to the outdoor patio.

### **First Floor Landing**

with a window to the side, loft access, giving access to...

### **Master Bedroom**

11' 6" x 9' 4" ( 3.51m x 2.84m )

Window to the rear with radiator under, partial wood panelling, feature picture rails.

### **Bedroom Two**

11' x 7' 11" Into Breast ( 3.35m x 2.41m Into Breast )

window to the front aspect, chimney breast, feature picture rails.

### **Bedroom Three**

7' 8" x 7' 9" ( 2.34m x 2.36m )

Window to the front, radiator, over stairs storage cupboard

### **Family Bathroom**

Three piece suite with shower over bath, tiled walls, vanity wash basin, toilet, heated towel rail, obscure glazed window to the rear.

### **Rear Garden**

The outside space begins with a large patio seating area with a pergola and raised beds, before giving way to the lawn which encompasses the majority of the gardens. Two sheds to the rear of the garden one with power connected. the garden is bordered by mature hedges and trees.

### **Front**

A block paved driveway for numerous vehicles approaches the property, with access through a gate to the side for a secure bin store.



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welcome to

## Bredfield Road, Woodbridge

- Beautifully Presented & Extended Family Home
- Walking Distance To Market Hill & The Thoroughfare
- Walking Distance To Local Schools
- Driveway For Multiple Vehicles
- Period Features Blended With Modern Convenience

Tenure: Freehold EPC Rating: C

# £525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBG108829 - 0002

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