

Bredfield Road, WOODBRIDGE IP12 1JE



## welcome to

## Bredfield Road, WOODBRIDGE

Boasting around 3000sq ft of living accommodation this detached family home sits in a prominent position within walking distance of Woodbridge town centre and many local schools.













#### Outside

#### Front

To the front a tall hedge screens the property from the road. A gate gives access to the shingle driveway, providing parking for numerous vehicles, and the double garage. The garden to the front is planted with mature shrubs, with a small lawned area to the side. Access to either side of the property to the rear.

#### **Downstairs**

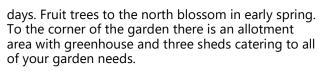
When entering the property we are greeted with a generous entryway, and immediately we have a W/C and the spacious home office. From here we have multiple generous reception rooms that can be used for a variety of different life styles; they are currently set up as lounge & playroom, music & dining room, and snug. In these rooms large windows provide views across the garden and fill the space with light, including bay window doors to connect inside and outside. To the other side of the home we have light-filled kitchen/breakfast room complemented by a walk-in pantry, a separate utility room, and a second W/C, and access to both garages.

#### Upstairs

A landing provides access to all five double bedrooms and family bathroom. At one end of the property we have the principle suite with en-suite & french doors onto the rear balcony. The other end houses the second bedroom which is almost as generous and houses its own en-suite. All the bedrooms are well proportioned and overlook the expansive rear garden. There is ample built-in storage throughout.

#### **Rear Garden**

Commencing with a patio space, perfect for entertaining, the west facing garden is a private space where you can enjoy the sunshine. Mature hedges border the garden where an overall lawn intertwines different mature wildflower beds. Showstopping copper beech and willow trees dot the garden proving some much needed shade on hotter



#### Location

Sat on one of Woodbridge's most known roads this family house is perfectly located for every family. Within walking distance is a range of great schools for all ages (Woodbridge School, Woodbridge & Melton Primary Schools, Farlingaye High School) with direct bus access to other prestigious independents. The historic thoroughfare and train station are just beyond with its links to nearby Ipswich onto London & Norwich beyond. The beautiful Suffolk coast can be explored from an easy distance. Whether relying on public transport or your own car commuting is easy with wealth of local bus stops on your door and mere minutes before you're on the A12 getting you wherever you need to be.





### welcome to

## **Bredfield Road, WOODBRIDGE**

- Substantial Detached Family Home
- Situated on approximately 0.5 acres
- Five Double Bedrooms, Three Bathrooms
- Two Garages and Ample Driveway Parking
- Hidden From The Road

Tenure: Freehold EPC Rating: B Council Tax Band: G

# £1,450,000





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an

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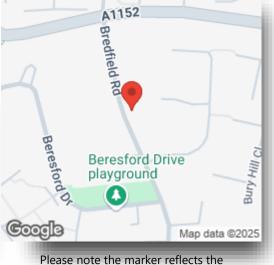
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postcode not the actual property