



**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

days. Fruit trees to the north blossom in early spring. To the corner of the garden there is an allotment area with greenhouse and three sheds catering to all of your garden needs.

### 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.



**view this property online** [williamhbrown.co.uk/Property/WBG109068](http://williamhbrown.co.uk/Property/WBG109068)



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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBG109068](https://www.williamhbrown.co.uk/Property/WBG109068)



Property Ref:  
WBG109068 - 0008

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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



**01394 380280**



[Woodbridge@williamhbrown.co.uk](mailto:Woodbridge@williamhbrown.co.uk)



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**