



West Briarwood

Freehold Guide Price £ 1,350,000

125 Ipswich Road | Woodbridge | Suffolk | IP12 4BY

FINE & COUNTRY



West Briarwood

An elegant six-bedroom Victorian semi-detached property, within walking distance of Woodbridge Town Centre and the River Deben.

The property retains warmth and character with the impressive period features throughout, to include high ceilings, ornate cornicing, dado and picture rails, sash windows, original fireplaces, wooden flooring and a magnificent staircase leading up to the first-floor.

The rooms are well-proportioned and framed by the beautifully large sash windows. The current owners have made improvements by creating an open plan kitchen/diner to really establish the heart of the home.

Outside there is a mature garden including passion fruit, fig, lavender and wisteria.





Entrance Lobby

A twelve panelled arched door, decorative tiling and ornate ceiling rose with chandelier create an impressive entrance to the property.

Reception Hall

Internal casement doors open onto Reception Hall, steeped with grandeur owing to the corbel arch and dark wood staircase with a Mahogany balustrade.

Sitting Room

A formal living area with a triple sash bay window, recessed shelving to either side of the fireplace with a marble surround and a Coalbrookdale Much Wenlock multi fuel stove.



Family / Dining Room

A light and open plan space with surrounding views of the garden. Featuring a triple sash bay window with built-in window seat, a further bay window and French doors to the patio with a marble surround fireplace set in-between.

Open plan to the Kitchen / Breakfast Room





Kitchen / Breakfast Room

A bespoke Touchwood kitchen with a large, central, marble topped island with AEG five ring induction hob and inset extractor. Designed with functional space to either end of the island, bar seating and drawer storage.

Set over the decorative floor tiling are further marble topped cabinets with inset sink. Integrated AEG microwave, Bosch dishwasher and bin drawer.

A marble topped barista cupboard/pantry sits to the left of the fireplace, to the right is the built in AEG fridge, freezer and double oven and grill.

Windows to the side and rear aspect with French doors opening onto the patio.





From the Reception Hall a small step leads to the inner hall with a coir carpet and large under stairs cupboard. Doors to



Snug

The third reception room with a sash window to the front aspect and original cast iron tiled fireplace.

Utility Room

Worktop with Butler sink and shelved storage above. Access to the cellar housing the two accumulator tanks. Door providing side access.

Cloakroom

Wall mounted basin, WC and chrome heated towel rail. Obscured sash window.



Ascending the staircase to an impressive galleried landing with roof light over. From the landing a part glazed door opens to

Bedroom Four

Original cast iron fireplace with alcove shelving to either side. White painted wooden flooring and sash window to the front aspect.

Door to

Dressing Room

Built in cupboard to the rear with space for further storage, sash window to the front.

Bathroom

Fully restored Original Victorian roll top bath, vanity cabinet with basin over, sash window to the rear aspect.

WC

Wall mounted basin, low level WC, window to side aspect.

Linen Cupboard

Housing the 2023 installed gas fired boiler.





From the Galleried Landing, doors to

Bedroom One

Triple sash bay window with built in window seat. Original cast iron tiled fireplace.

Bedroom Two

Triple sash bay window, original cast iron tiled fireplace with wooden surround. Connecting door to bedroom five, ideal to be utilised as a dressing room.



Bedroom Three

Windows to the rear and side aspect, original cast iron tiled fireplace with a marble surround.



Shower Room One

Fully tiled shower cubicle with rain fall shower. Wooden cabinet with inset basin and marble top, close coupled WC and bidet. Window to side aspect and tiled underfloor heating.



Shower Room Two

Walk in tiled rain fall shower. Wooden cabinet with inset basin and marble top, close coupled WC. Cupboard housing the water tank, window to the side aspect and tiled underfloor heating.

Bedroom Five / Study

With a connecting door through to bedroom two, there is great potential for a dressing room. Built-in cupboard for shelved storage, double-angled sash window.

From the first-floor, a carpeted panelled staircase with under stairs cupboard leads to the second floor.

Bedroom Six Study/ Study

Part-pitched ceiling and curved sash window. Door to hallway lined with shelved storage cupboards and door leading to roof access.





Outside

The front of the property is enclosed by mature hedging with access to a gravelled drive and parking for several vehicles.

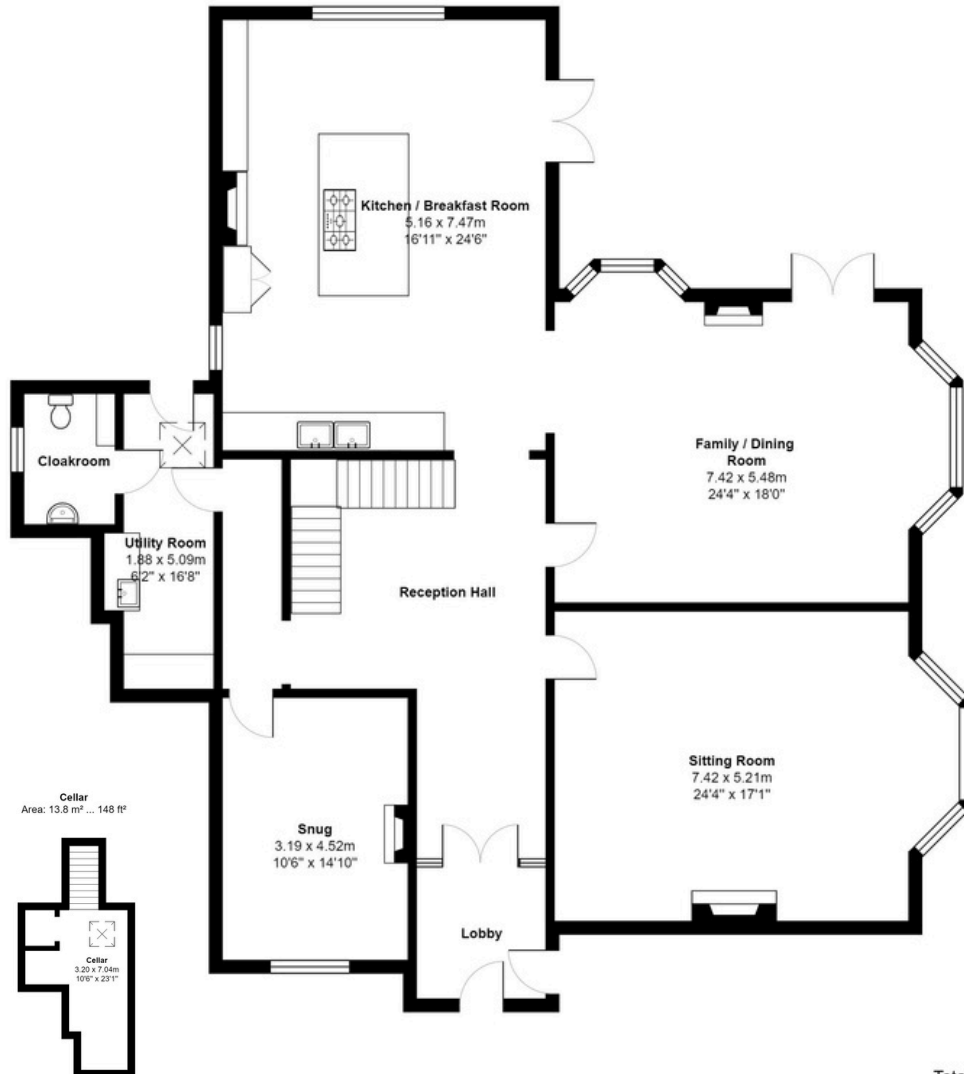
To the rear, there are French doors from both the Kitchen and Dining room which lead out to the patio seating area, from here a path leads round to the summer house and to a further patio area.

Shingled stone wraps around the property navigating to both front and side access. Found within the garden are Passion fruit, Fig, Lavender and Wisteria.

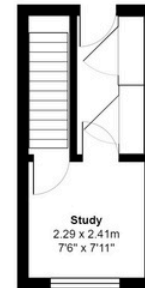


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

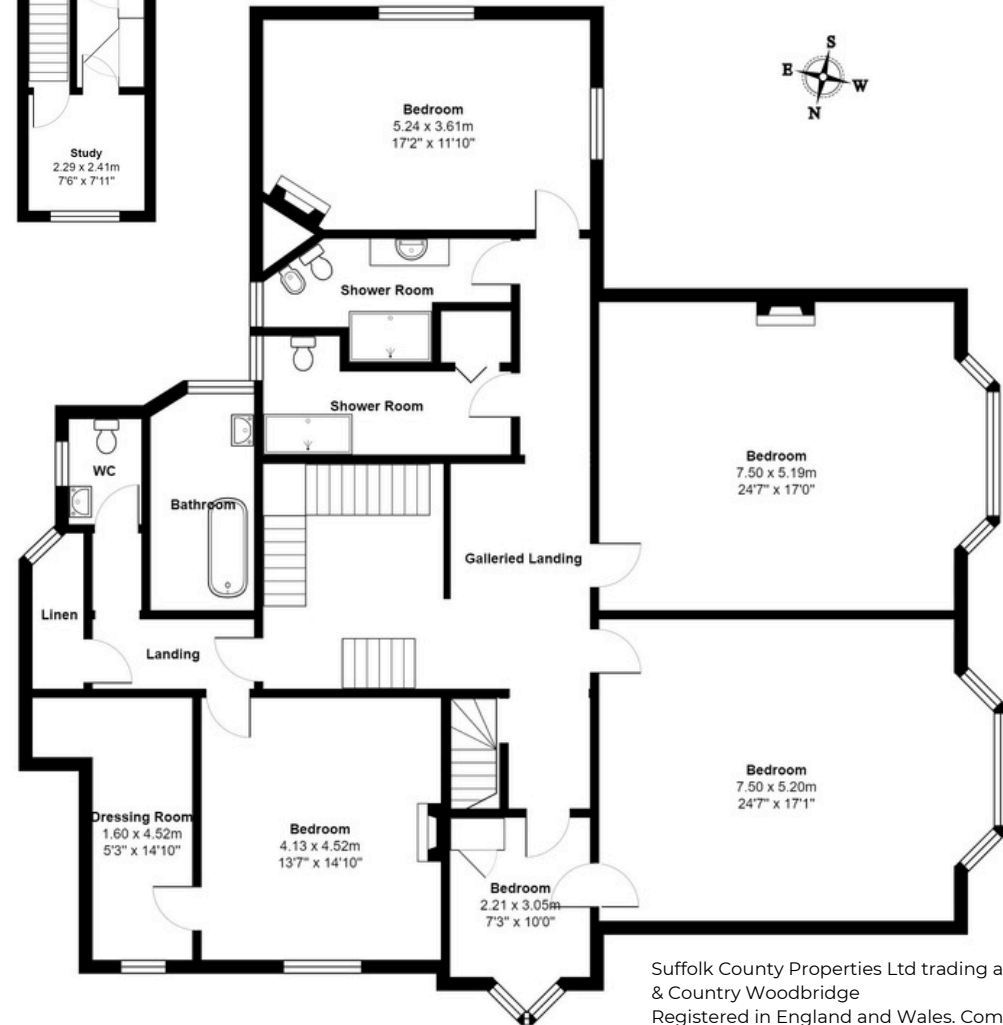
Ground Floor
Area: 176.4 m² ... 1898 ft²



Second Floor
Area: 13.2 m² ... 142 ft²



First Floor
Area: 195.8 m² ... 2107 ft²



Total Area: 399.1 m² ... 4295 ft²
All measurements are approximate and for display purposes only

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Services

We are advised by the vendors that mains gas, electricity, water, and drainage are connected. The property benefits from gas-fired central heating.

The original tank and cold-water tank are housed on the second floor. Under the stairs on the first floor is the main water tank that feeds the annexe suite, utility room, kitchen and the WC downstairs. The water tank in the second shower room services the two shower rooms on Economy 7. There are two accumulator tanks in the cellar for water pressure.

Agent's Notes: Adjacent building plot available by additional negotiation.

Possession Agent's Notes:

Vacant possession upon completion.

Council Tax Band

East Suffolk - Band E - £ 2,524.65

What Three Words

pylons.smarting.bronze

Viewing strictly by appointment with

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About The Area

Woodbridge is a much sought-after market town located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town is widely known for its' beautiful historic buildings and wide-ranging amenities which include a library, two theatres, a cinema, numerous sports facilities (including sailing, rowing, tennis, bowls, rugby, and football clubs), dentists and doctors' surgeries, and a selection of highly reputable schools.

There are spectacular riverside walks from the heart of the town and Woodbridge is well placed for visiting some of the county's best-loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold, and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham, and the foot ferries at Bawdsey and Butley.

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



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