



4 St John's Street
Woodbridge | Suffolk | IP12 1EB

CHARACTER, COMFORT, CONVENIENCE



This unique three storey Victorian townhouse offers generous social space plus four bedrooms and three bathrooms guaranteeing convenience and privacy for a busy household or entertaining guests. With thoughtful design, contemporary aesthetics plus two car parking spaces, this home is ideal for a simple life in a prime location, within a vibrant, welcoming and well-connected neighbourhood.



KEY FEATURES

- An Attractive Victorian Property
- Three Bathrooms
- Private Parking For Two Cars
- Cellar Room/Office
- Four Double Bedrooms
- Open Plan Kitchen/Family Room
- Perfect Central Town Location
- Separate Living Room/Office

The current owners chose this home due to the central location: so close to schools allowing their children to easily and safely walk to school each day; it is opposite a fantastic GP surgery and incredibly close to all amenities including the shops, post office, cinema, restaurants and playgrounds. This character property is a rare find offering so much space in such a prime location and with parking too. The owners say “we have relished becoming part of the Woodbridge community whilst our children have been able to independently enjoy the town more as they have grown older, meeting friends and socialising. With weekend sailing and kayaking on the river, after school swimming in the sea at Bawdsey or Shingle Street and walks and bike rides in Rendlesham Forest there is so much on your doorstep to enjoy – it will be a wrench to leave.”





Step Inside

The charm begins immediately you open the front door, leading to a hallway from which the sitting room is found, with feature fireplace ideal for installing a log burner, beautifully proportions and traditional lofty ceilings. Continue along the hall to find the stylish ground floor shower room whilst straight ahead take you to the wonderfully designed kitchen and then down two steps to the family room – this airy space is enhanced by three roof windows plus wonderful bifold doors to reveal a sweet and secluded terrace. There is an abundance of space for dining and lounging, and flexibility to change the room around as you prefer. The period charm combined with contemporary accents and such considered use of space provides everything you need for an easy life.



Inviting Yet Functional

The Victorian heritage is clear in this home, the typical three-story building with front door set to the side and most of all, the fact that the bedrooms plus the formal sitting room all have fireplaces in them - a charming feature that the current owners have retained with a sensitivity towards the home's history. The spaces are all welcoming, tastefully decorated with a heritage palette and yet always with a purpose - the blend of character with practical contemporary touches is perfect for how we live today. The light and bright kitchen has wonderful granite worktops, huge oven and is so well appointed, perfect for the culinary enthusiast. It flows seamlessly to the dining room and family space which offers flexibility of use - it could be a larger seating zone with the sitting room used as a formal dining room or a play room, it all depends how the space fits the family and of course it has the versatility to grow with you. As it is now, it offers a chance for the chef to keep an eye on the children doing their homework at the table or to chat to supper guests and even call through to the garden that dinner is ready. The front room is the go-to warm and cosy spot in winter, whilst the lounge is full of light in summer with bi-fold doors that open out onto the sunny courtyard, wonderful to fling open and enjoy a bit of indoor outdoor flow.

Exploring Upstairs

Stairs from the hallway lead to the bright landing area and a bedroom to the right and left. Between these well-proportioned rooms is a Jack and Jill shower room, such a clever design with each bedroom still feeling like it has an ensuite. This is mirrored on the second floor where the principal bedroom boasts a characterful brick wall and Juliet balcony, offering a wonderful breeze though the top of the house in summer. The flexibility of these two floors allows for various configurations depending on your specific needs, whether the top floor rooms are teens bedrooms sharing a bathroom, providing a feeling of independence and space, or the smaller bedroom could be used as a gaming hideout or maybe a peaceful working from home haven. For families with small children its great to have a generous bathroom with bathtub too between the two bedrooms. Again versatility describes this home - flexible to change use and repurpose rooms as you need.













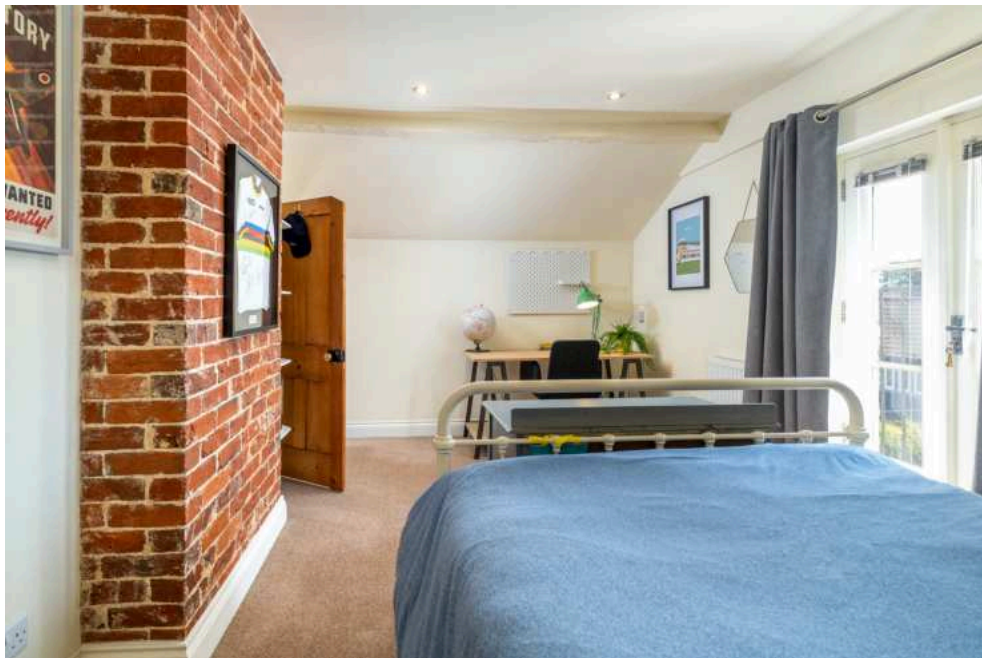












Step Outside

Beyond its distinctive interior, the property also offers a generously sized courtyard garden providing a wonderful extension to the social space, perfect for relaxation or entertaining whilst also offering a low-maintenance outdoor area, ideal for those wanting to travel and just “lock up and leave”. The addition of two gated off-street parking spaces is a rare find in such a central location, offering security and ease of access, simplifying your daily routine whilst ensuring hassle free visits for guests – it makes life so much easier.

On The Doorstep

Woodbridge is a pretty, historic market town nestled on the banks of the river Deben and is particularly popular with sailing enthusiasts. The town offers a variety of amenities within walking distance including boutique and national shops, dentists and doctors’ surgeries, a theatre/cinema, a leisure centre, some fantastic restaurants and beautiful riverside walks from the heart of the town. There is also a good choice of schooling in both state and private sectors plus railway station with links to London ensuring a quick and easy commute

How Far Is It To....

Situated in the heart of Woodbridge, the property benefits from excellent transport links, with train station and road links just minutes away, ensuring connectivity to Diss, Norwich and of course London. The Suffolk coast is within easy reach for beach lovers with Southwold, Aldeburgh and Walberswick a short drive away whilst some of the county's best-loved attractions such as Orford and Framlingham Castles, Sutton Hoo, plus the world-renowned Concert Hall at Snape Maltings are close by. For outdoors enthusiasts RSPB Minsmere, Shingle Street, Rendlesham Forest, and the foot ferries at Bawdsey and Butley offer variety and interest.



INFORMATION



Directions:

From Woodbridge - From Oak Lane carpark in the centre of Woodbridge, walk up New Street so that Supersavers is on your right hand side. St Johns Street is the first road on your right. Plenty of parking on the street.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// named.dweller.paint

Services, District Council and Tenure

Gas Fired Central Heating

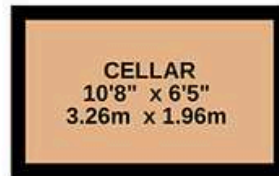
Mains Electricity, Water & Drainage

Broadband Available –fibre to premises is currently being installed, but please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

East Suffolk District council – Band E - Freehold

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

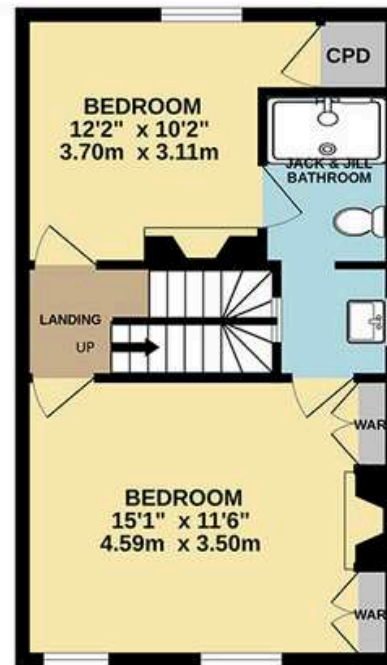


TOTAL FLOOR AREA (approx.)

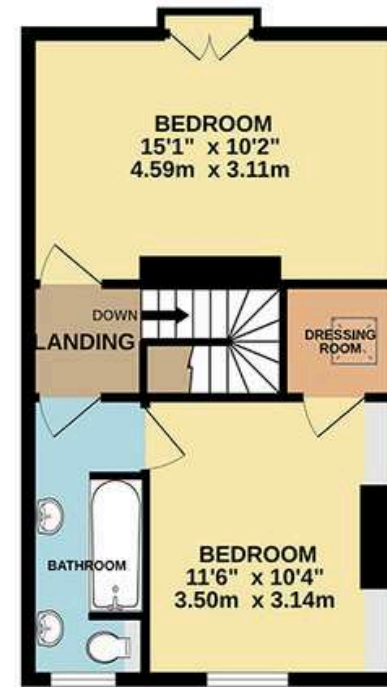
Accommodation: 1592 sq.ft (147.9 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

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