



72 Thoroughfare
Woodbridge | Suffolk | IP12 1AL

 FINE & COUNTRY

Heart of Woodbridge



72 Thoroughfare is a beautifully proportioned Grade II Listed three bedroom apartment providing well laid out accommodation above a shop within the heart of Woodbridge. Parking and rear terrace with views towards Elmhurst Park. Offered for sale with no onward chain.



KEY FEATURES

- Heart of Woodbridge - Town Centre location
- Elevated terrace with views over Elmhurst Park
- Off street parking
- Modern kitchen
- Light and spacious living space
- Fireplaces and character features
- En-Suite

Welcome Home

Believed to date back to the 18th century, this elegant timber-framed building retains its 19th-century shop front beneath and has been thoughtfully adapted into a characterful home of charm and distinction. The property benefits from secondary glazed windows, an elevated terrace overlooking Elmhurst Park, and an allocated parking space - a true rarity in this central position. Ideally situated, it offers excellent access to the railway station, the River Deben, and the wide array of boutique shops, restaurants, and local amenities found within the thriving market town of Woodbridge.

The property is arranged predominantly over two floors and is accessed via a private entrance at street level. The entrance door, with its intricate fretwork detailing and glazed upper panels, opens into a welcoming hallway featuring exposed floorboards, built-in storage, and access to a useful cellar beneath. From here, a door leads to a versatile utility/WC, fitted with a wall-hung gas-fired central heating boiler, TwinTec water softener, plumbing for a washing machine, and additional storage.





A carpeted staircase rises to the first floor where the main living accommodation unfolds. The sitting room is a delightful, light-filled space with two secondary glazed sash windows to the front, a feature fireplace, and an arched-top recess fitted with cabinetry and glass shelving - ideal for displaying books or decorative pieces. To the rear lies the beautifully proportioned garden and dining room, a dual-aspect room enhanced by oak flooring, two arched-top recesses, and French doors opening onto the elevated decked terrace. From here, views stretch across Elmhurst Park - offering a picturesque setting for morning coffee, al fresco dining, or quiet reflection.

The kitchen and breakfast area seamlessly blend period elegance with modern functionality. A contemporary layout features sleek, flush-fronted units, quartz work surfaces, and a central island incorporating a breakfast bar and generous storage. A full complement of high-end Siemens appliances adds practicality and style, making this space ideal for both everyday living and entertaining guests.

The luxurious family bathroom evokes spa-like comfort, complete with a slipper bath set within an arched-top recess, a separate double shower, close-coupled WC, and a ceramic sink with cupboard and drawer storage beneath.

A further staircase ascends to the second floor, where the accommodation continues with two double bedrooms, a single bedroom/study, and an additional box room offering loft-style storage. The main bedroom is particularly impressive, featuring a walk-in wardrobe, fitted wardrobes, an ornate fireplace, and both front and rear windows drawing in natural light. The second double bedroom benefits from a built-in wardrobe and a well-appointed ensuite WC with a vanity unit providing ample fitted storage. The third bedroom, currently used as a study, also features a built-in cupboard - Ideal for those seeking a home workspace or additional guest room.











KEY FEATURES

About The Area

Woodbridge itself is one of Suffolk's most sought-after market towns, nestled along the banks of the beautiful River Deben and celebrated for its historic architecture, vibrant cultural scene, and welcoming community. The town enjoys excellent amenities including a library, two theatres, a cinema, and numerous sports facilities offering sailing, rowing, tennis, bowls, rugby, and football. Healthcare is well catered for with dentists, doctors' surgeries including Framfield Medical Centre, and a selection of highly regarded schools.

Spectacular riverside walks can be enjoyed directly from the town centre, while some of Suffolk's best-loved attractions lie nearby, including Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold, and the world-renowned Snape Maltings Concert Hall. Nature lovers will appreciate easy access to RSPB Minsmere, Shingle Street, Rendlesham Forest, and the Bawdsey and Butley foot ferries. The county town of Ipswich lies approximately ten miles to the southwest.

For commuters, Woodbridge station is located on the Ipswich–Lowestoft East Suffolk Line, with convenient connections via Ipswich to London Liverpool Street. Ipswich station sits on the Great Eastern Main Line, approximately seventy miles east of London, offering journey times from just over one hour.

This exceptional property perfectly combines period elegance with modern comfort, offering an enviable lifestyle in the very heart of Woodbridge - where history, community, and countryside meet in perfect harmony.



INFORMATION



All pictures used in this brochure are from library

Directions:

When on the Thoroughfare heading North-East continue along the road past Boots Pharmacy. You will pass a turning to Elmhurst Walk on the right, and shortly after this the entrance to 72 Thoroughfare will be found on the right between two of the retail units. The property can also be accessed from the rear via a courtyard off Elmhurst Walk.

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: [///vocal.resettle.export](https://vocal.resettle.export)

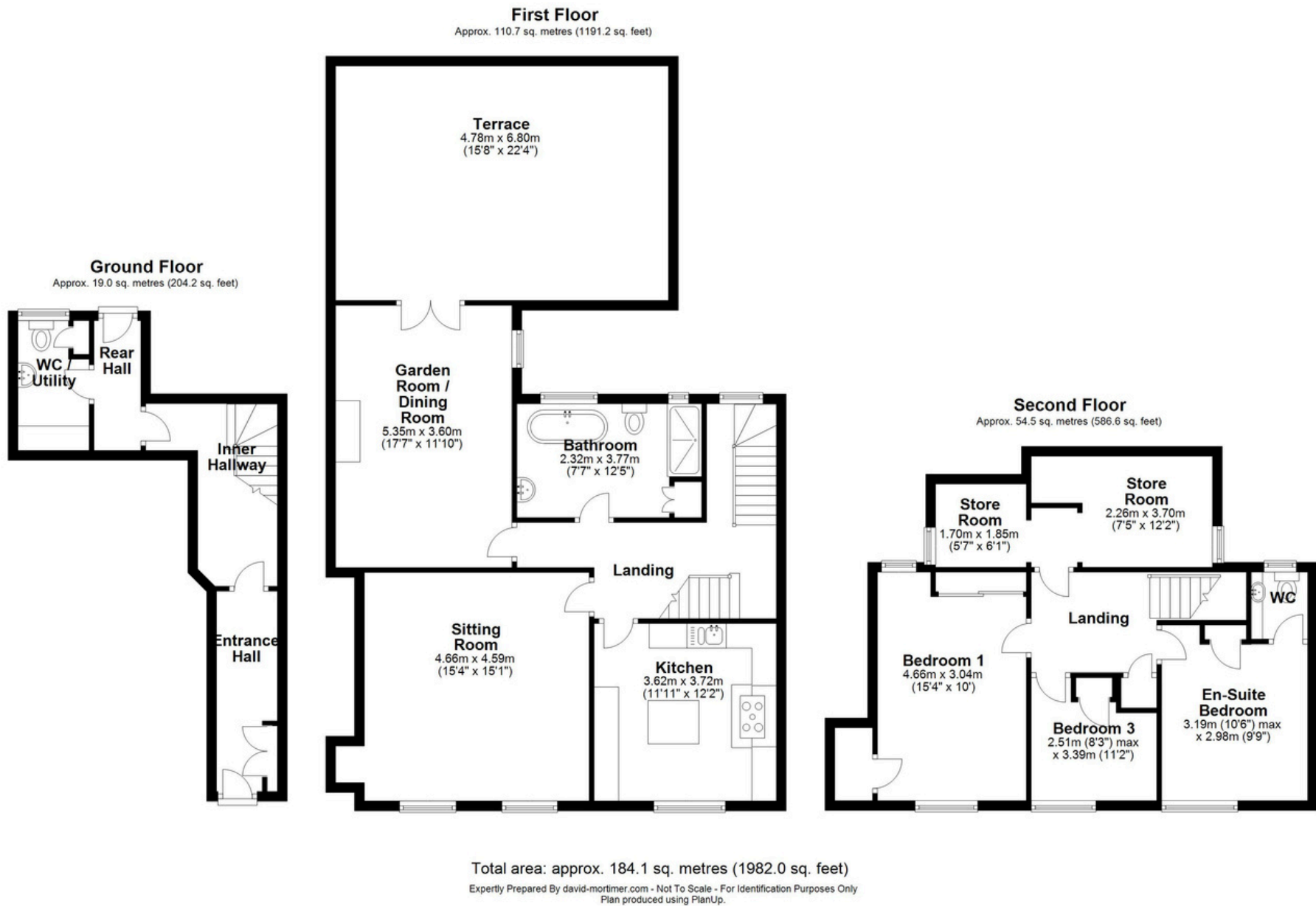
Services, District Council and Tenure

Gas Central Heating
Mains Electricity, Water & Drainage
Broadband Available –
Please visit www.openreach.com/fibre-checker
Mobile Phone Reception –
Please visit www.ofcom.org.uk
East Suffolk Council – Band C
Leasehold – 80 Years

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FOUNDATION

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