



Woodbridge,

Offers In Excess Of £315,000

- Two Bedroom End of Terrace Cottage
- Log Burner
- Private Rear Garden
- Modernised Cottage
- Cart Lodge Parking
- EPC - F
- En suite & Bathroom
- Electric Heating

Snape Road, Woodbridge

A Stunning Cottage which has been modernised throughout with Cart Lodge. Sudbourne is a welcoming village with a strong community spirit, centred around its modern village hall and easy access to Farlingaye High School in Woodbridge via the local school bus. Just down the road, Orford is renowned for its medieval castle, National Trust-managed Orford Ness nature reserve, and the famous Pinney's of Orford and Pump Street Bakery. With three excellent pubs, a primary school, doctor's surgery, post office, and independent shops, Orford is a vibrant hub for everyday essentials and leisure. The area is a haven for walkers and nature lovers, with Tunstall Forest and its wide network of trails close by, as well as the cultural delights of Snape Maltings, and the seaside towns of Aldeburgh and Southwold all within easy reach. Trains to London run from Woodbridge, Saxmundham and Ipswich, making this a practical retreat as well as a rural escape.



Council Tax Band: B



Tenure

Freehold

Property Description

This charming period cottage sits in the centre of Sudbourne and has been thoughtfully updated to create a warm, inviting home with generous living space. Blending character features with modern touches, the property includes a bright garden room, a cosy sitting room with a wood-burning stove, and two bathrooms on the first floor.

The main entrance leads into the garden room, a lovely light-filled space with windows on two sides and French doors opening directly onto the patio. It's an ideal spot to enjoy a quiet moment, entertain guests, or simply take in views of the garden throughout the seasons.

From here, you step into the cottage-style kitchen, fitted with classic cabinetry, wooden work surfaces and stylish tiling. There is room for a breakfast table or small workspace, and the staircase rises from this area to the upper floor.

The sitting room is positioned at the rear of the house and offers a comfortable retreat, complete with a brick fireplace housing a woodburner, traditional internal doors and attractive shutter blinds.

On the first floor, there are two bedrooms. The main bedroom benefits from its own private bathroom, while a separate family bathroom serves the second bedroom. Exposed beams and sloping ceilings add to the cottage's character and charm.

Outside, the rear garden has been designed for easy upkeep, featuring gravelled areas, raised beds and a patio directly outside the garden room. A short walk across the shared shingle driveway leads to the cartlodge, which provides covered parking, along with additional space for further vehicles.

Services

Mains Water, Electricity & Sewage. Electric Heating

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Viewing Arrangements

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

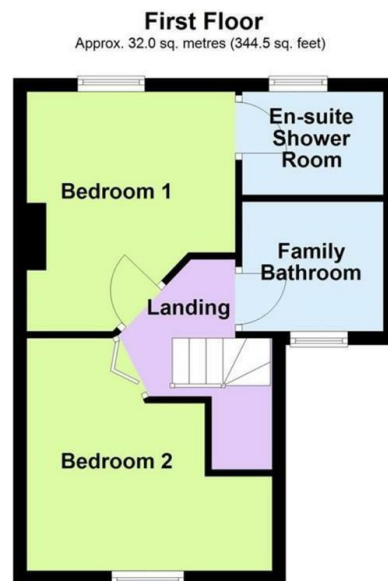
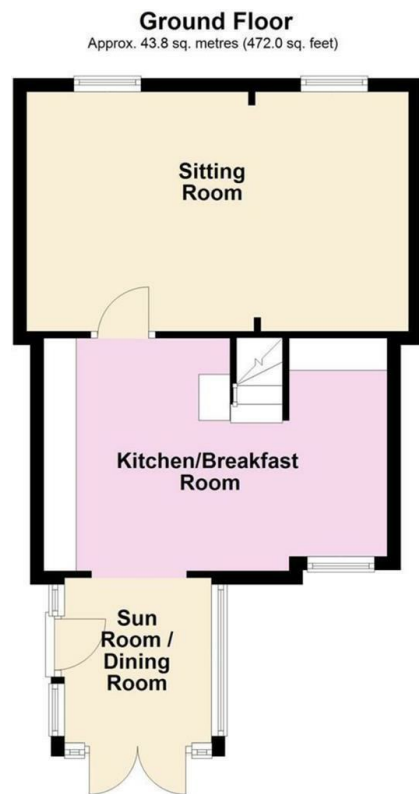
Tel: 01728 452469

Outgoings

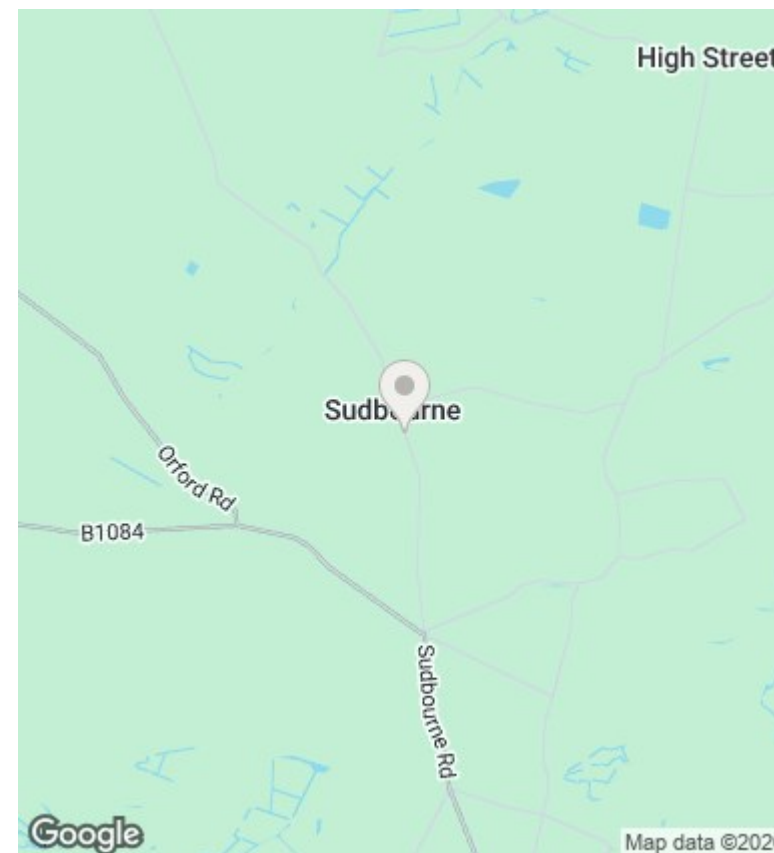
Council Tax Band currently B







Total area: approx. 75.8 sq. metres (816.4 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com