



Burkitt Road, Woodbridge
Woodbridge

Guide Price **£525,000**



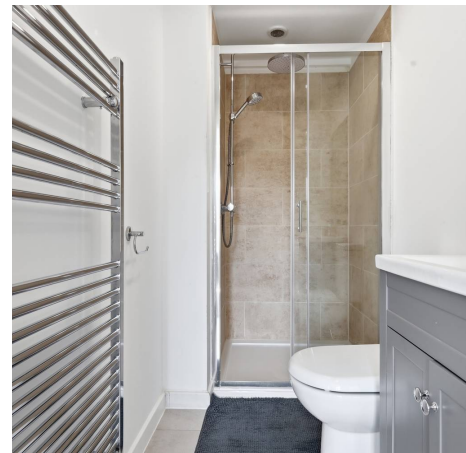
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Woodbridge

A beautifully renovated three-bedroom detached home just moments from Buttrum's Mill, one of Woodbridge's best-loved landmarks. Behind its red-brick façade and blue front door, the house has been thoughtfully restored in 2022, striking a rare balance between period character and considered, contemporary design.

Inside, a light-filled sitting room centres on a wood-burning stove framed by a rustic timber mantel, with warm tiled flooring running through to the standout feature of the home: a stunning open-plan kitchen and dining extension. Fitted with shaker-style cabinetry, timber worktops and a terracotta-tiled splashback, the space is flooded with light through full-width bi-fold doors that open directly onto the garden, creating a seamless indoor-outdoor flow that's perfect for entertaining.

Upstairs, the principal bedroom benefits from its own en-suite shower room, with two further well-proportioned bedrooms and a stylish family bathroom completing the accommodation — each finished with the same quiet, considered attention to detail found throughout.



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Outside, a neat, private rear garden offers a lovely spot to relax, while to the front, a small walled garden with wrought-iron gate adds real kerb appeal. Although there is no allocated parking, on-street parking is readily available close by near Buttrum's Mill car park, and is well used by residents in the area

Approximately 877 sq ft (81.5 sq m).

Burkitt Road sits within a short stroll of Buttrum's Mill, a striking Grade II* listed tower mill and one of Woodbridge's most distinctive landmarks. Built in 1836 and standing 61 feet to its finial — the tallest surviving mill in Suffolk — the beautifully restored windmill lends the immediate area a real sense of history and character.

From here, Woodbridge's historic centre is close at hand, with its independent shops, galleries and cafés along the Thoroughfare and Market Hill, and the working waterfront on the River Deben beyond, overlooked by the famous Tide Mill. The town has long been one of Suffolk's most desirable addresses, offering a genuine sense of community alongside excellent local amenities.

Families are well catered for, with Woodbridge Primary School rated Outstanding by Ofsted, the well-regarded Farlingaye High School, and the independent Woodbridge School offering a full 4–18 education. History enthusiasts will also appreciate the proximity to Sutton Hoo, site of the famous Anglo-Saxon ship burial, just across the river.

For commuters, Woodbridge station offers direct trains to London Liverpool Street in around two hours, making the town equally suited to city commuting and a slower pace of life at the weekend.

Council Tax band: C







Total area: approx. 81.5 sq. metres (877.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space.

No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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