

A three-bedroom, end-of-terrace period cottage, located in the popular village of Bredfield.



Guide Price

£375,000

Freehold

Ref: P7922/MC

Address

3 Primrose Cottages
Bredfield
Suffolk
IP13 6BA



Entrance hall, kitchen/dining room, sitting room, conservatory and bathroom.
Three bedrooms and additional loft space.
Rear garden.

Contact Us



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Framlingham
Suffolk IP13 9DU

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www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The village of Bredfield benefits from a community run village shop and well supported village hall. Bredfield is only three miles from the historic market town of Woodbridge, which is situated on the banks of the River Deben and provides an excellent array of facilities including shops, boutiques, restaurants, a swimming pool, theatre and cinema, doctors' surgery and railway station. Trains from the station connect to Ipswich with some direct trains through to London's Liverpool Street station. There are several sailing clubs and marinas in the town, and various golf courses within a few miles. Woodbridge also has excellent schooling in both the state and private sector and the property also benefits from being on the school bus route to Farlingaye High School. The County town of Ipswich lies about 10 miles to the south-west and other areas of the Heritage Coast are within easy reach with the popular centres including Orford, Aldeburgh, Thorpeness and Southwold.

Description

3 Primrose Cottages is a three-bedroom end-of-terrace period cottage, occupying a pleasant position within the sought-after village of Bredfield.

The property is approached from the road via a shingled pedestrian pathway leading to the front entrance. The entrance hall provides access to the reception rooms and family bathroom. The kitchen/dining room has exposed beams and a range of matching wall units. There is an inset stainless steel sink and space and plumbing for appliances such as a range-style cooker, washing machine and slimline dishwasher. A door leads through to the conservatory which enjoys views of the garden. French-style doors open onto the rear patio area. From the kitchen, a doorway leads through to the sitting room which has windows to the front and an open fireplace. The bathroom has an obscured-glazed window to the rear and comprises a bath with shower over, WC and hand wash basin. The entrance hall also provides access to two useful storage cupboards, one of which houses the boiler.

From the kitchen, stairs rise to the first-floor landing which provides access to all three bedrooms. The principal bedroom is a double bedroom and has exposed beams and windows to both the front and side. Bedrooms two and three overlook the rear garden. In addition, there is a useful loft space with two Velux windows. This space is currently utilised as a fourth bedroom.

Outside

The rear garden is mainly laid to lawn with an area of patio. The garden is enclosed by a combination of timber fencing and mature hedging. To the rear is a gravelled area and a side gate provides access to the Bredfield sports field.









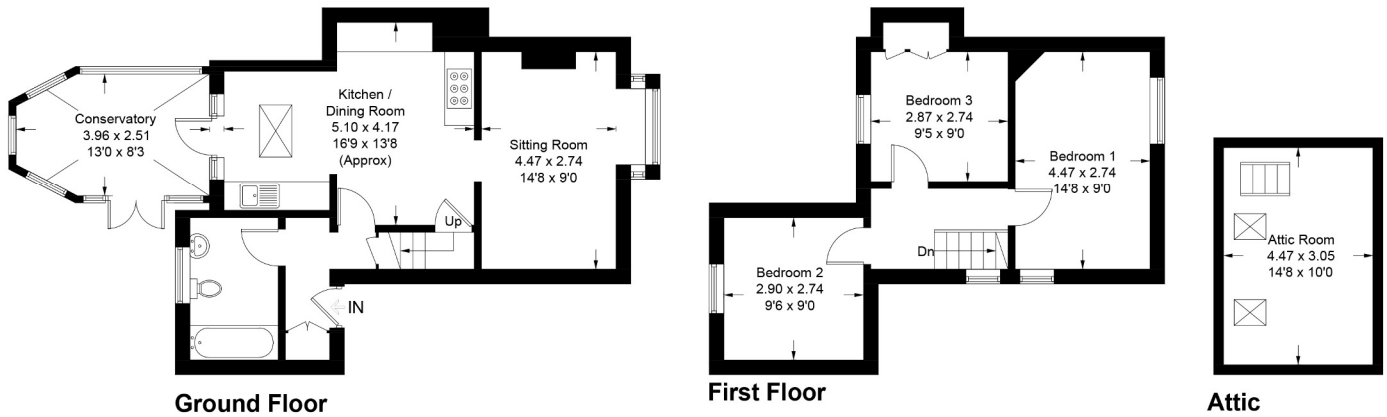


3 Primrose Cottages, Bredfield

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft

Attic = 13.6 sq m / 146 sq ft

Total = 101.4 sq m / 1091 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band B; £1,771.44 payable per annum 2026/2027

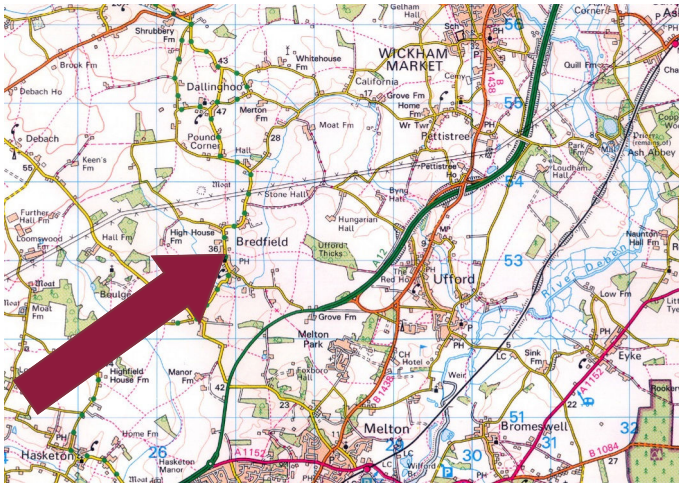
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk
IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

June 2026



Directions

Proceeding north on the A12 from Woodbridge, turn left where signposted to Bredfield. Having entered the village, turn right at the pump and continue towards the main part of the village. Continue as if going towards the church and village shop where the property will be found a short way on the right hand side. There is on road parking and a pedestrian path to the cottage.

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