

*A wonderfully light and spacious five bedroom family home of nearly 3,000 sq ft with large west facing garden, set along one of Woodbridge's most desirable roads.*



## Guide Price

£1,350,000

Freehold

Ref: P7829/J

## Address

7 Moorfield Road  
Woodbridge  
Suffolk  
IP12 4JN



Entrance hall, 27' sitting room, 23' kitchen/dining room, snug/playroom, utility room and cloakroom.  
Principal bedroom with en-suite shower room, two guest double bedrooms with en-suite shower rooms, a further double bedroom, single bedroom/study and family bathroom.  
Generous gravel driveway to accommodate 4 to 5 vehicles.  
120' west facing rear garden.  
In all, approximately a quarter of an acre.

## Contact Us



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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

The property will be found just a short distance to the north-west of the town centre, within walking distance of both Woodbridge and Farlingaye Schools. Woodbridge was voted one of the happiest places to live in 2024 and is probably best known for its outstanding riverside setting, but the town also offers a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 10 miles to the south-west. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

## Description

Set along one of Woodbridge's most popular residential roads, 7 Moorfield Road is an impressive five bedroom family home offering nearly 3,000 sq ft of extremely light accommodation with a generous west facing rear garden. The vendors acquired 7 Moorfield Road in 2015 and the following year set about almost completely rebuilding the property to create the impressive accommodation that 7 Moorfield Road now offers.

To the front of the house is a spacious single driveway that is sufficiently large enough for the parking of four to five cars and from here the front door opens into a capacious entrance hall with doors off to the cloakroom and also the three principal reception rooms; the 27' sitting room with its fireplace containing the woodburning stove and bi-fold doors that open onto the patio and garden, the 23' kitchen/dining room, that offers a wonderful amount of light with the oversized lantern above the island unit and bi-fold doors that also access the patio area and the snug/playroom. In addition, there is the practical utility room, with stable door providing a secondary access point to the rear garden.

On the first floor there is a generous landing area with built-in cupboards housing the hot water tanks, the principal bedroom with en-suite shower room and built-in wardrobe, two further guest double bedrooms, both with en-suite shower rooms and one with built-in wardrobe cupboard, a further double bedroom and a single bedroom or study. There is also a family bathroom.

## Outside

Outside there is the aforementioned 'in and out' gravelled driveway, whilst to the rear is a large west facing garden. This comprises a patio area that immediately adjoins the rear of the property, and which can be accessed from both the kitchen/dining room and sitting room. Beyond this is a central area of lawn, which extends to over 120' in length, and facing due west enjoys the sun throughout the afternoon and into the evening. The lawned area is enclosed by well stocked manageable borders that contain a variety of specimen flowers, shrubs and trees. In all the site extends to approximately 0.26 acres (0.11 ha).











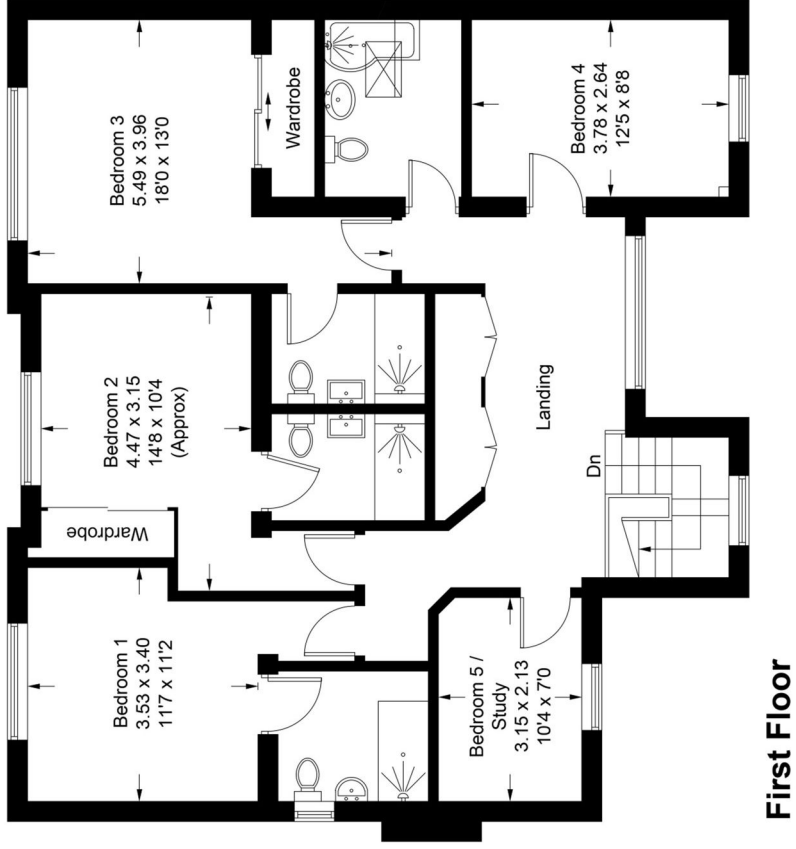
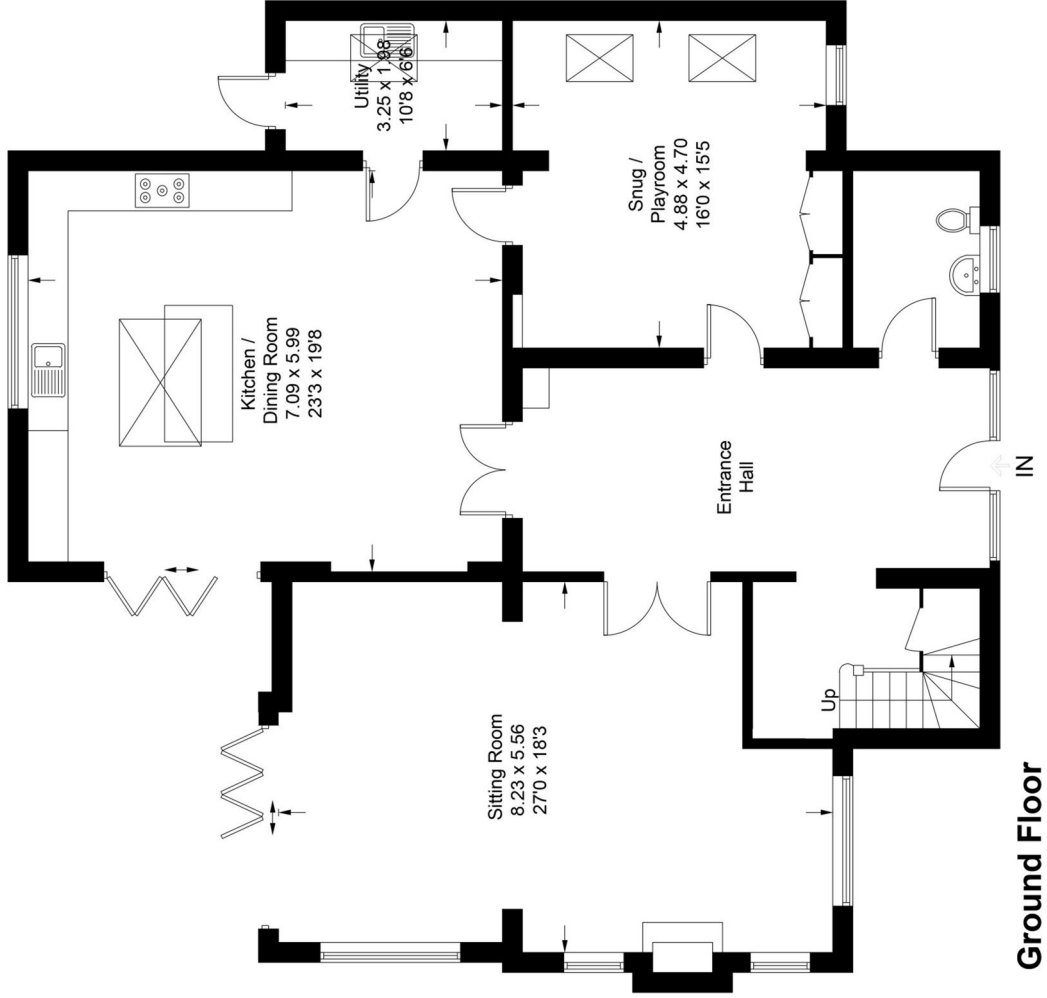






# 7 Moorfield Road, Woodbridge

Approximate Gross Internal Area = 265.4 sq m / 2857 sq ft





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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity, gas and drainage. Gas-fired boiler serving the hot water and central heating systems.

*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 = C (79) (Copy available from the agents upon request).

*Council Tax* Band F; £3,496.31 payable per annum 2026/2027

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

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## 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.

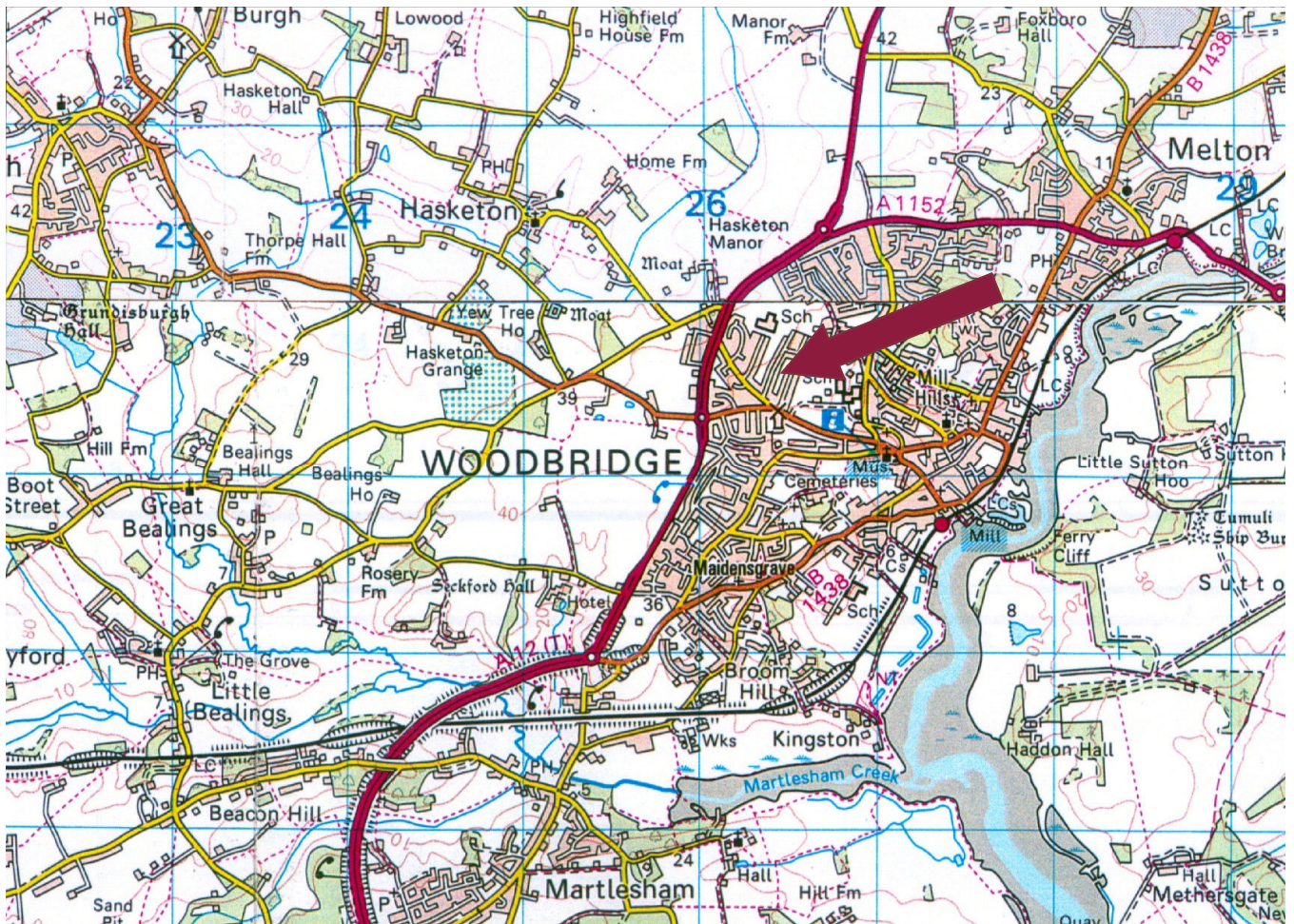
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*March 2026*

## Directions

Proceeding in a northerly direction on the A12 Woodbridge by-pass turn right at the roundabout onto Grundisburgh Road. At the junction with Burkitt Road turn right and then immediately left into Moorfield Road where the property will be found a short way along on the left hand side.

For those using the What3Words app: [///president.organist.purified](https://www.what3words.com/president.organist.purified)



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