



**Woodbridge Road, Bredfield**  
Woodbridge

Guide Price **£600,000**



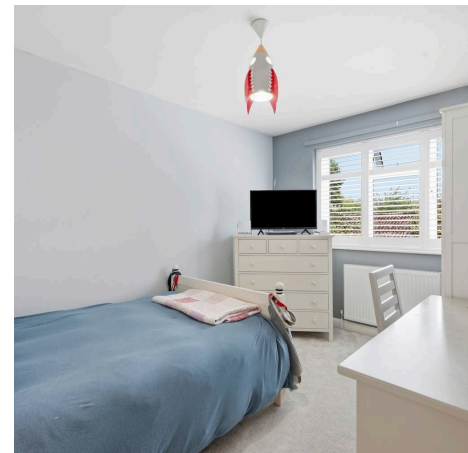
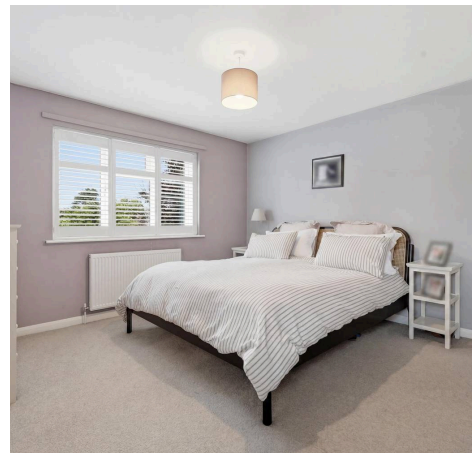
## Woodbridge Road

Bredfield, Woodbridge

A substantial detached family home occupying a generous plot within the highly desirable village of Bredfield, offering flexible accommodation extending to approximately 1,650 sq ft.

The property is approached via a spacious driveway providing ample off-road parking, with a welcoming entrance porch leading into the central hallway.

The ground floor accommodation is particularly versatile, centred around a generous sitting room featuring a bay window and attractive fireplace, creating a warm and inviting family space. To the rear, the kitchen/breakfast room is fitted with a range of contemporary units and offers excellent preparation and dining space for everyday family life. Beyond the kitchen lies a superb conservatory/dining room enjoying views across the rear garden and providing an excellent entertaining space with direct access outdoors.



Further ground floor accommodation includes a useful utility room, cloakroom and two additional reception rooms currently arranged as a snug and a ground floor bedroom, offering flexibility for home working, guest accommodation or multigenerational living.

# Woodbridge Road

Bredfield, Woodbridge

The first floor provides three well-proportioned bedrooms. The principal suite benefits from a dressing area and en-suite shower room, whilst the remaining bedrooms are served by a family bathroom. Useful built-in storage is provided throughout the first floor.

Externally, the property enjoys a private and enclosed rear garden, predominantly laid to lawn with established planting and seating areas, creating an ideal setting for both family enjoyment and outdoor entertaining.

Offering generous and adaptable accommodation in one of the area's most sought-after villages, The Beeches presents an excellent opportunity for purchasers seeking a well-balanced family home within easy reach of Woodbridge and the Suffolk coast.

The Beeches occupies a desirable position along Woodbridge Road in the highly regarded village of Bredfield, located just over a mile from the market town of Woodbridge. The village offers a strong community atmosphere, village hall, church and recreational facilities, whilst nearby Woodbridge provides an excellent selection of independent shops, restaurants, cafés, highly regarded schools and rail services to Ipswich with onward connections to London Liverpool Street. The surrounding Suffolk countryside offers an abundance of walking, cycling and outdoor pursuits.

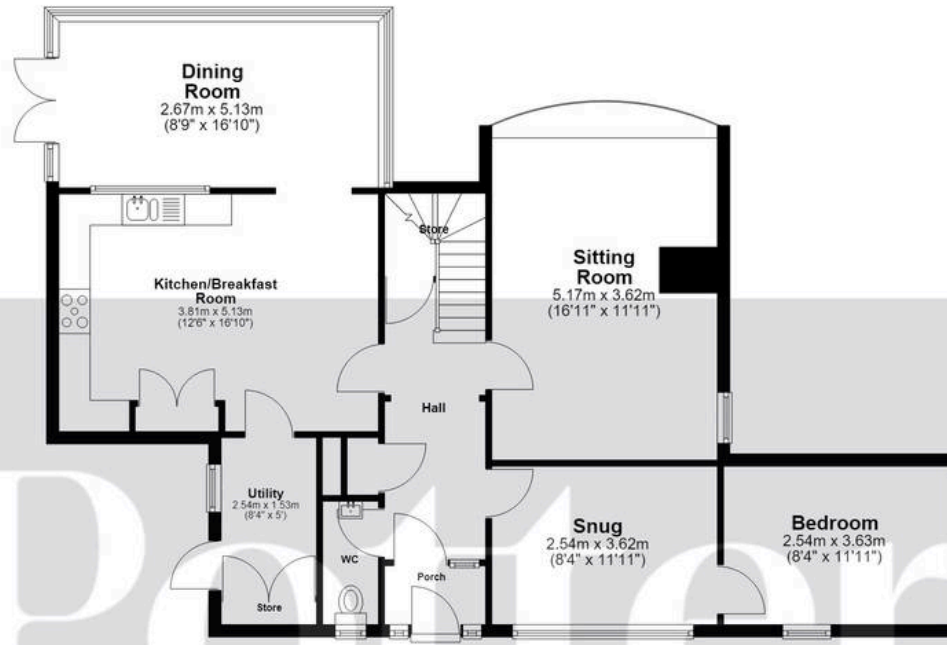
Council Tax band: E

Tenure: Freehold





**Ground Floor**  
Approx. 92.3 sq. metres (993.3 sq. feet)



**First Floor**

Approx. 61.6 sq. metres (662.9 sq. feet)



Total area: approx. 153.9 sq. metres (1656.3 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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Plan produced using PlanUp.

**The Beeches, Bredfield**



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