

*An extended four bedroom bungalow, that now requires updating, in a semi-elevated position at the end of Jacqueline Close, on the edge of the popular village of Grundisburgh, near Woodbridge.*



#### Guide Price

£450,000

Freehold

Ref: P7813/J

#### Address

11 Jacqueline Close  
Grundisburgh  
Woodbridge  
Suffolk  
IP13 6UZ



Entrance hall, open plan L-shaped sitting/dining room and kitchen.

Principal bedroom with dressing room, three further bedrooms and shower room.

Single garage and driveway.

Generous south-facing rear garden.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

The property forms part of Jacqueline Close; an established and popular no-through road, a short distance to the south-east of the village centre. Grundisburgh has an impressive church, a primary school, an excellent public house, The Dog, a village store and Post Office, a delicatessen, doctor's surgery and village playing fields with tennis courts. Grundisburgh is ideally located for both the historic market town of Woodbridge, approximately 3 miles to the south-east, as well as the county town of Ipswich, some 6 miles to the south-west. Direct trains from Ipswich to London's Liverpool Street station take just over the hour. Woodbridge is best known locally for its picturesque riverside setting with marina and associated boat services. It is also highly regarded for its good choice of schooling in both state and private sectors, and offers a variety of shops, restaurants, a cinema and theatre, and recreational facilities. The Heritage Coast lies within 15 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold.

## Description

Believed to have been built in the 1960s, 11 Jacqueline Close is an extended four bedroom detached bungalow located at the end of this no-through road, in a semi-elevated position a short distance from the centre of the popular village of Grundisburgh.

In all, the accommodation extends to approximately 1,200 sq. ft (112 sqm) and comprises an entrance hall, open plan L-shaped sitting/dining room with French doors opening onto the south-facing garden and a kitchen. In addition there is a principal bedroom with dressing room, three further bedrooms and a shower room. Whilst the property benefits from UPVC double glazing and a recently replaced energy efficient combination gas boiler, it now does require a programme of renovation and refurbishment, which could include extending the property to the rear - subject to the necessary consents.

## Outside

The property benefits from a detached single garage and driveway, together with a good size front garden that is partly enclosed within established beech hedge. The garage measures approximately 5.98m x 2.97m and has up and over doors, power and light connected and a personnel door to the side. To the rear is a generous, south-facing garden which contains a number of mature and established trees and shrubs together with a patio area set beneath a pergola, that can be directly accessed from the sitting room.



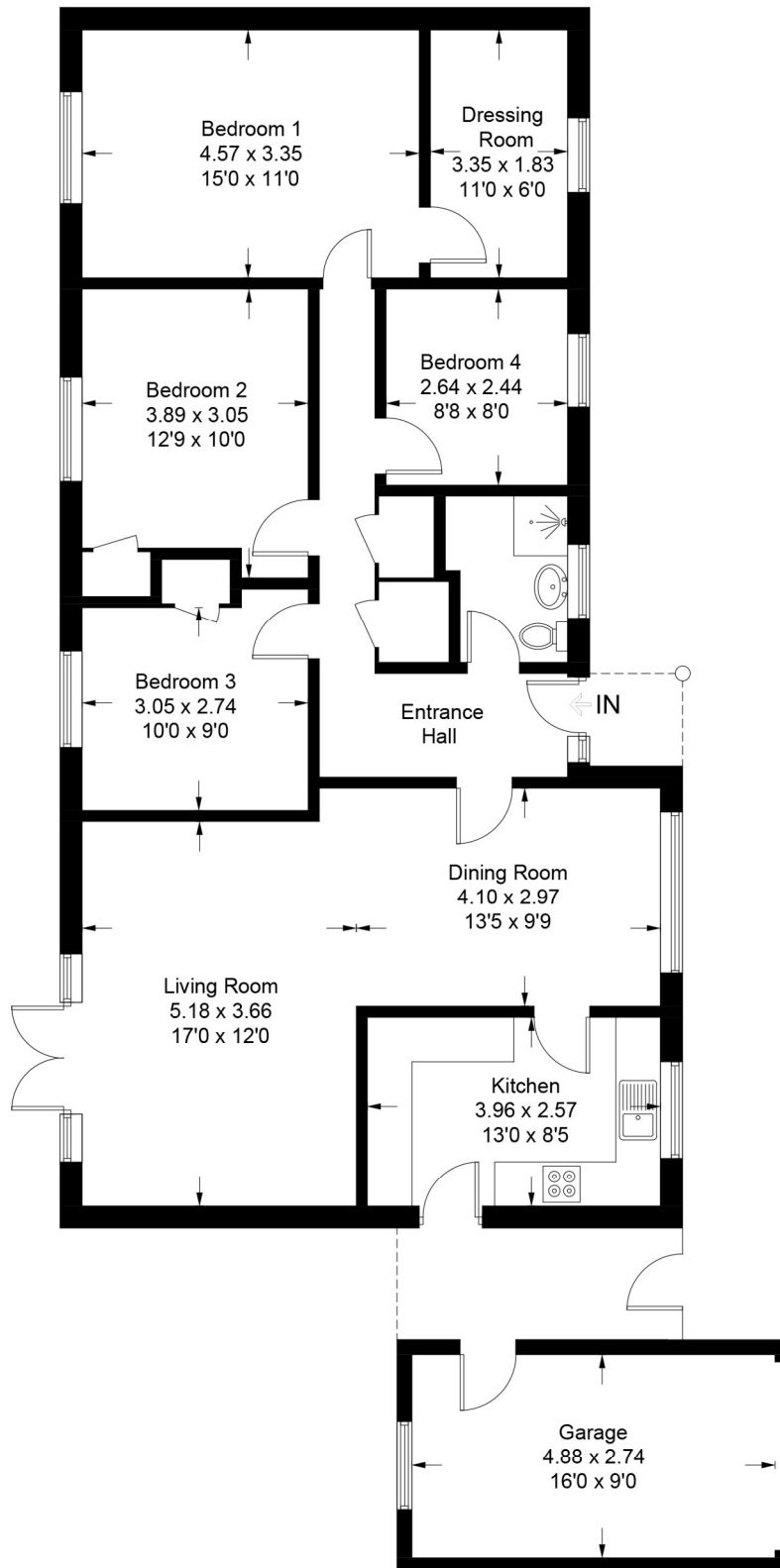






# 11 Jaqueline Close, Grundisburgh

Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 125.2 sq m / 1347 sq ft





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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity. Gas-fired boiler serving the central heating and hot water 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 (Copy available from the agents upon request).

*Council Tax* Band D; £2,265.20 payable per annum 2026/2027

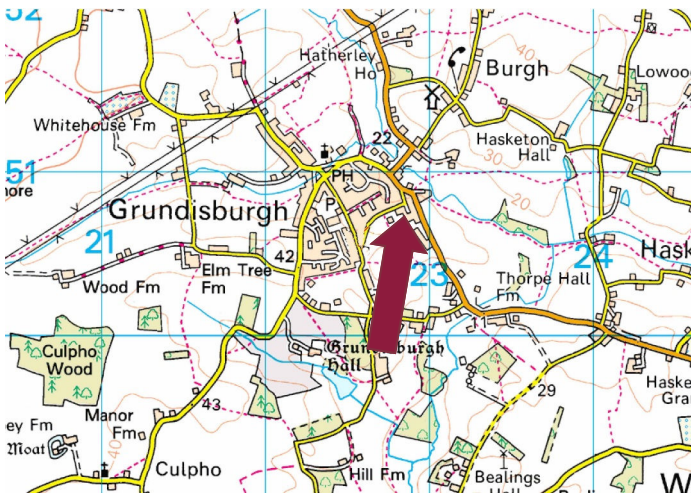
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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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. Prospective purchasers should note that the roadway serving Jacqueline Close is not adopted and owned by a local building firm that we understand developed Jacqueline Close - Charles Clarke & Sons (Grundisburgh) Ltd. We are advised that there are no services charge payments required for the maintenance and upkeep of Jacqueline Close.
4. Prospective purchasers should note that the Title to the property contains six specific covenants, which state that the property should only be used as a private dwelling house, not to park any caravan (or similar) on Jacqueline Close, not to damage, destroy or obstruct Jacqueline Close, to maintain the fenced boundary, not to use the property in a manner which might become a nuisance or annoyance to the owners or occupiers of the neighbouring properties and not to erect a fence or grow any hedge in excess of 900mm in height in front of the building line. A copy of the Title Register is available to interested parties on request.

*April 2026*



## Directions

Proceeding into the village from the southeast on the B1079 Woodbridge Road, turn left onto Halfmoon Lane just before entering the centre of the village. Continue along Halfmoon Lane turning left onto Jacqueline Close where the property will be found at the very end of the road.

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