

A spacious three bedroom semi-detached house in need of general updating, located in the village of Bredfield, just 3 miles from Woodbridge.



Guide Price

£278,000

Freehold

Ref: P7830/MC

Address

2 Mill House
The Street
Bredfield
Suffolk
IP13 6AY



Entrance hall, sitting room, dining room, kitchen and cloakroom.

Three double bedrooms, bathrooms and shower room.

Front and rear garden.

Single garage and off-road parking.

No forward chain.

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 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. 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

2 Mill House is a spacious three bedroom semi-detached house in need of general updating, located in the centre of the village of Bredfield.

In all, the accommodation extends to nearly 1,300 sq ft (120 sq m). The front door opens into the entrance hall which provides access to the sitting room and dining room. The dual aspect kitchen has high and low-level wall cabinets with an integrated stainless steel sink. There is space for an electric oven, fridge freezer and space and plumbing for a washing machine and tumble dryer. The kitchen is also home to the gas-fired boiler. From the kitchen, a door which provides access to the rear garden. A step from the kitchen leads to the dual aspect dining room which features an electric fireplace. Here there is a built-in understairs storage cupboard. The sitting room has a sash window overlooking the front garden, a window to the side and also features an electric fireplace. The cloakroom has a window to the front of the property and comprises a WC, handwash basin and extractor fan.

From the entrance hall, stairs rise to the first floor landing. Bedroom one is a generous double room with a sash window overlooking the front garden. Bedroom three is a double room with windows to the rear and side of the property. Bedroom two is a further double room with a window to the side. The bathroom has a window to the rear and comprises a panelled bath with tiled surround, WC, handwash basin and extractor fan. The separate shower room comprises a built-in shower, WC and handwash basin.

Outside

Pedestrian access is via a pathway across the front garden which leads to the front entrance. The front garden is mainly laid to lawn with various shrubs bordering the property. To the left hand side of the property there is a shared gravel driveway which provides access to the semi detached single garage and parking area. It is intended that the purchaser of the property will have a right of way over the drive, subject to paying a fair proportion of the maintenance and repair costs.

The rear garden is enclosed by wooden fencing and partly by brick walls. There is a large area of patio and an area of lawn. On the patio area is a wooden shed which is connected to power and light.

















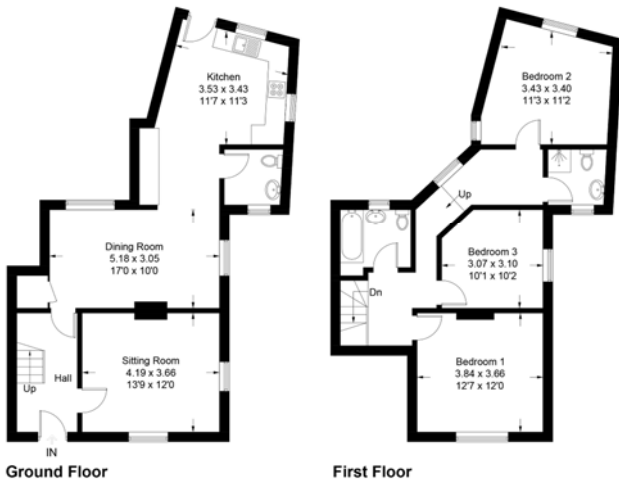


2 Mill House, Bredfield

Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft



Site Plan — Indicative Only



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Produced for Clarke and Simpson

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 = E (Copy available from the agents upon request).

Council Tax Band C; £1,929.88 payable per annum 2025/2026

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.

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

4. The property currently forms part of one Title with the neighbouring property, 1 Mill House. It is the vendors' intention to divide and split the Title as per the indicative plan included within the details.

5. The property is subject to a flying freehold.

March 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.

For those using the What3Words app:

The House - ///connects.octopus.helpfully

The Driveway - ///relegate.offshore.orange



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