



NORTH HILL, WOODBRIDGE IP12



3 BEDROOM MODERN DETACHED BUNGALOW SET IN WOODBRIDGE.

An exceptional modern home situated in an elevated position on the edge of Woodbridge, benefiting from 3 bedrooms, an open plan kitchen/living room and a carport with EV charging.

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Local Authority: East Suffolk Council
Council Tax band: TBC
Tenure: Freehold

Guide Price: £850,000



SITUATION

Set on North Hill, a short walk to Woodbridge town centre, the property is situated in an elevated position overlooking Woodbridge, with stunning views down to St Mary's Church.

The area benefits from a diverse range of independent shops, cafés and restaurants, as well as everyday services such as doctor's surgeries, a post office, supermarket and pharmacy. Local attractions include the likes of the Thoroughfare, the historic Tide Mill, Sutton Hoo and the River Deben. Market Hill is also within walking distance, offering a range of cafes, pubs, independent shops and the Town Hall.

Families will appreciate the proximity to Woodbridge School, situated at the bottom of North Hill, less than a 2 minute walk away. Woodbridge School is a highly regarded independent co-educational day and boarding school for children aged 4-18 years.





20 NORTH HILL

20 North Hill was built in 2026 and finished to an exceptional standard, featuring high-quality appliances, fixtures and fittings, and well thought-out layouts. The property comes with a 10 year new build warranty.

The heart of the home is the impressive split-level kitchen, dining and sitting room, creating a superb space for both everyday living and entertaining. The bespoke kitchen is fitted with shaker-style cabinetry, granite worktops, a butler sink, central island and a range of integrated appliances, including dual ovens. There is ample room for a dining table, while the lower-level sitting area enjoys a dual-aspect outlook with views across the garden and Woodbridge beyond. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A separate utility room provides additional storage and practical workspace, together with side access to the garden.

The accommodation comprises a generous principal bedroom featuring built-in wardrobes and an en suite shower room, alongside two further bedrooms and a family bathroom. The third bedroom could also be used as an office or secondary sitting room if three bedrooms are not required.





The paved driveway provides off-road parking for several vehicles, complemented by a carport equipped with an EV charging point. The south and west-facing garden enjoys an abundance of natural light throughout the day and has been attractively landscaped on a series of terraces, with lawns and railway sleeper retaining walls adding structure and interest. Immediately to the rear of the house, a generous patio creates an ideal space for outdoor dining and entertaining.





Approximate Gross Internal Area = 163 sq m / 1,751 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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