



'Modern Country Living'
Bedfield, Woodbridge, Suffolk | IP13 7FD

FINE & COUNTRY

WELCOME



Welcome to this modern, easy-to-run, energy-efficient family home in the heart of beautiful Suffolk. With four bedrooms, two bathrooms, two sitting rooms and a splendid kitchen-diner, there's plenty of room for everybody. The sunny garden is blessed with views to the south-west countryside beyond and will require no input beyond mowing.







Beautifully Looked After Home
Impeccable Taste Throughout
Onward Chain Closed
Useful Utility Room/Boot Room and Cloakroom
Cosy Sitting Room
Open Plan Kitchen Breakfast Room
Fabulous Garden Room
Four Generous Bedrooms
Family Bathroom and En Suite
Enclosed Rear Garden, Double Cart Lodge and Parking Area

If you're looking for a quiet life in a beautiful part of the country, yet don't fancy the headache of an older house, look no further! This almost brand-new house will practically run itself. Superbly maintained, with stylish décor throughout, there is nothing you need do beyond unpacking. As properties go, this one is effortless – inside and out! And the air source heating system is just the ticket in these days of rising fuel prices – there is no cheaper option.



Set behind smart, classic estate fencing and a manicured front garden sits this wonderful iteration of a sturdy English house, timeless in its design, a satisfying symmetry of red-brick elevations under shiny black pantiles. It's the house of your mind's eye and it delivers on all those dreamlike expectations.

Entry through the pitched porch doorway is to a central hall where white walls, blond oak doors and flooring all contribute to a sense of expansive space. To your left is the sitting room, nicely square, with windows to the front and a traditional brick chimney with a wood-burning stove in its open hearth. With its fitted carpets, this room is a lovely cosy spot for cooler nights.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Down the hallway is the heart of this house, the large kitchen-diner. At almost 300 square feet, it's capacious indeed with ample room for a dining table. The beautiful oak floor continues in here, a rosy contrast to the suite of smart modern grey cabinets which line three sides of the kitchen area. Light-coloured quartz counters, and a brilliant white ceramic sink, accentuate the light, airy quality of this space as well as providing plenty room for the chef to work. It's easy to see why you'll be spending most of your time in this part of the house – three wide bi-fold doors open from the dining room to a sensational garden room extension, added just a year ago, with three large-west-facing windows and French doors to the garden.

With its vaulted ceiling and exposed oak trusses, this is a dramatic space which, with the bi-folds open, is in easy hailing distance of the kitchen. Together, these joined rooms make an ideal entertaining space, especially as the current owners use them with the garden room set up as a second sitting room. The benefits of two sitting rooms like these needs little explanation – family harmony for one thing, but also the pleasure of contrasting spaces suited to summer and winter.

Also downstairs is a good-sized utility and a guest cloakroom.

Upstairs, four equally sized double bedrooms are served by two well-appointed bathrooms, the en-suite with a shower stall, the family bathroom with a practical over-bath shower.

To the rear of the property, a stone terrace runs the width of the garden which is otherwise laid to grass for ease of maintenance. The south-west boundary of the garden happily looks out across an allotment and a neighbouring field, so the aspect feels open – although also private, being not overlooked.

A roomy double cart lodge – space for two cars plus at least one more outside – is behind the property and approached via an unadopted but well-maintained track. From here the house is reached by a gate into the back garden, an arrangement that leaves the front of the house handsome and uncluttered by vehicles.

A small linear village in the heart of mid-Suffolk, Bedfield is a quiet and peaceful place, albeit one with an active community. Plenty of clubs thrive – tennis, cricket, gardening, art and football – as well as a weekly shop, post office and café at the community hall. There is a primary school in the village while two of Suffolk's most consistently high-performing secondary schools are in nearby Framlingham and Debenham – a big draw for families in the area. Charming Framlingham with its shops, pubs and castle is but a short drive away, while within 25 minutes' drive is Diss with supermarkets, theatre and trains which will get you to London in an hour and a half.







STEP OUTSIDE

Agents Notes

Tenure: Freehold

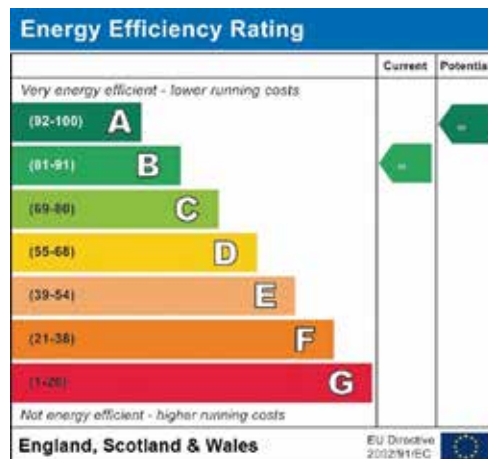
Local Authority: Mid Suffolk District Council – Band D

Services: Mains Water, Electricity and Drainage. Air Source Heat Pump Heating.

NOTE: There is a shared access from the rear across Warnes Meadow

Directions: What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property [///envoy.excavated.factories](http://envoy.excavated.factories)

Visitors can park at the rear with access via Warnes Meadow





Total area: approx. 165.1 sq. metres (1776.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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