



75 Bredfield Road
Woodbridge | Suffolk | IP12 1JB

Freehold Guide Price £ 725,000

FINE & COUNTRY



75 Bredfield Road

A beautifully presented five bedroom detached family home with accommodation over three storeys.

Set in a convenient location with good access to the local facilities and in close proximity to Woodbridge town centre and both Farlingaye High School and Woodbridge School.

The property was built by Melvyn Ruffles, a reputable local builder. Benefitting from five large double bedrooms, served by three en-suite shower rooms and a family bathroom. The master bedroom has a beautiful canted bay with three double glazed sash windows.

Viewing is essential to appreciate the excellent location and flexible family accommodation with garage, gardens and off road parking facilities for three cars.



Entrance Hall

A half glazed front door opens onto the entrance hall with inset lighting. A carpeted staircase rises to the first floor with two cupboards beneath and tiled floor with underfloor heating.

WC

Window to the front aspect, pendant light, WC with concealed cistern, sink with tiled splashback and double cupboard beneath. Tiled floor with underfloor heating.



Dining Room

Dual aspect room with bi-fold doors opening onto the front garden and window to the rear aspect. Ceiling mounted spotlights. Carpet laid to floor with underfloor heating.





Sitting Room

The sitting room features a fireplace with inset coal effect gas stove set on a slate hearth. French doors open out to the enclosed rear garden and there is a window to the rear aspect.

Pendant lights and wall mounted up lights, carpet laid to floor with underfloor heating.





Kitchen/Breakfast Room

A bright and modern kitchen/breakfast room with a range of oak fronted underlit eye level and base units with soffit lighting above the side window. Granite work surfaces with complementary upstands, double stainless steel sink with swan necked mixer tap. The kitchen has integral Siemens appliances which include a dishwasher, two electric ovens and an induction hob with cooker hood above as well as a Neff Fridge.



There is space for a table and chairs by the triple sash bay window to the front aspect within the breakfast area. Inset lighting, tiled floor with underfloor heating and door opening to the utility room.



Utility Room

A range of oak fronted eye level and base units with pre formed roll top work surfaces, tiled splashbacks, inset stainless steel sink with swan necked mixer tap. Space for an under counter freezer and plumbing for a washing machine. Twin Tec water softener. A half glazed door to the side aspect. Inset lights and tiled flooring with underfloor heating.



A carpeted staircase with two cupboards underneath housing the underfloor heating manifolds rises to the first floor landing.

First Floor Landing

Double doors open to the shelved airing cupboard housing the water cylinder. Inset spotlights, radiator and carpet laid to floor.



Bedroom One

Canted bay with a triple sash window to the front aspect. Two double fronted wardrobes. Inset lighting and pendant light, two radiators and carpet laid to floor. Door to:

En-Suite Shower Room

Window to the front aspect, half tiled walls, double shower cubicle, vanity unit with inset sink. Double cupboard and WC with concealed cistern, heated towel rail and inset lighting and tiled floor.





Bedroom Two

Window to the rear aspect, inset and spot lighting, radiator and carpet laid to floor. Door to:

En-Suite Shower Room

Window to the rear aspect, half tiled walls, double shower cubicle, vanity unit with inset sink. Double cupboard beneath and WC with concealed cistern. Heated towel rail, inset lighting and tiled floor.



Bedroom Three

Dual aspect room with a sash window to the front aspect and window to the rear. Spotlights, two radiators and carpet laid to floor.



Family Bathroom

Window to the side aspect, vanity unit with sink and double cupboard beneath, WC with concealed cistern. Shower bath with curved glass shower screen and shower above the bath. Half tiled wall, heated towel rail, inset lighting and tiled floor.



Carpeted staircase with storage cupboard beneath rises from the first floor to the second floor landing with a vaulted ceiling with a Velux roof light. Pendant light, carpet laid to floor.



Bedroom Four

Vaulted ceiling with two Velux roof light with integrated blinds and window to the rear aspect. Two pendant lights, radiator and carpet laid to floor.

Ensuite shower Room

Vaulted ceiling, ceiling mounted light and half tiled walls. Corner shower cubicle, vanity unit with inset sink. Three cupboards, WC with concealed cistern, heated towel rail and tiled floor.

Bedroom Five

Vaulted ceiling, window to the front aspect, pendant light, radiator and carpet laid to floor.



Outside

The property is approached by a shared pea shingle drive providing tandem parking for two cars between the hedged front boundary and wall of the front garden. The shared drive continues down the side of the property to the garage (with parking space in front) and a neighbouring bungalow located to the rear of the property.

The front garden is predominantly enclosed by a curved red brick wall and fences to the front and side boundaries with a pedestrian gate on either side of the house leading to the enclosed rear garden. The front garden is mainly laid to lawn with a patio, outside tap and light.



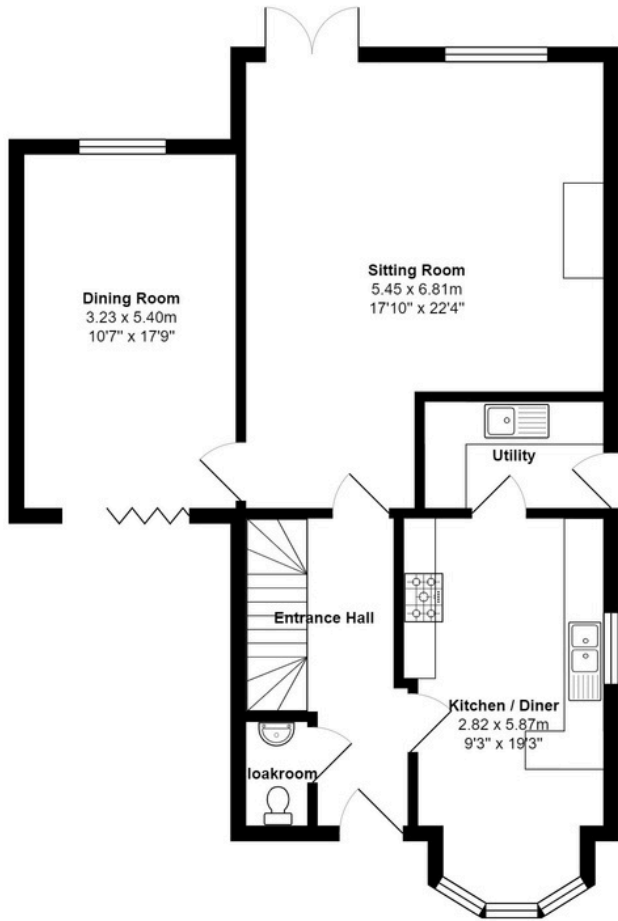
The enclosed rear garden is laid to lawn and patios over two levels and has raised beds, external power, lighting and outside tap. The garage and adjacent lean-to style shed can be approached from the rear garden.

Garage: 18'11 x 9'7 reducing to 9'2

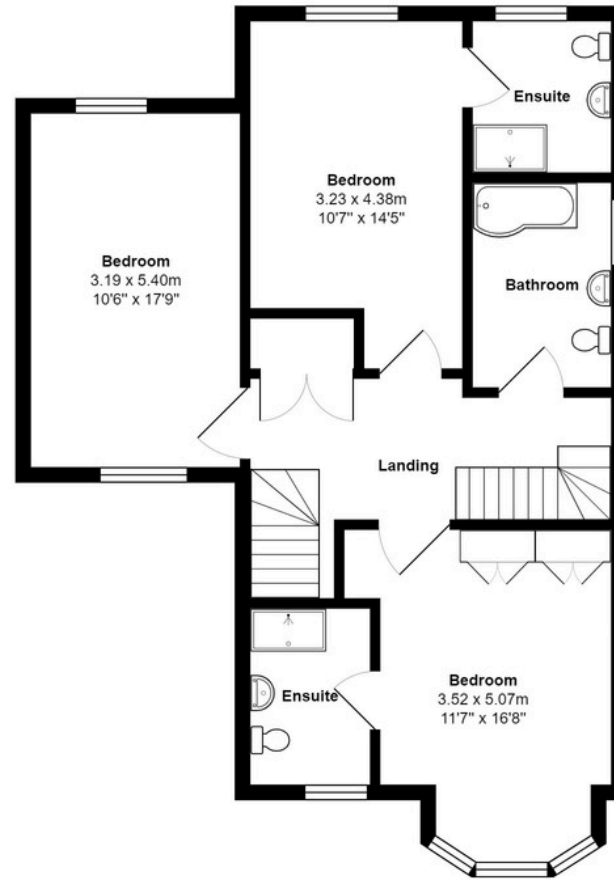
The garage is the left hand garage of a pair of double garages shared with the neighbouring property. With an 'up and over' garage door, pedestrian door and window to the side. Power and light connected.

Lean to style shed: 13'11 x 4'9

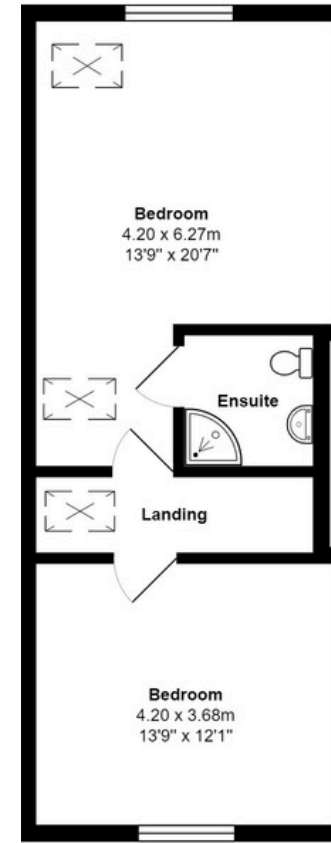
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor
Area: 84.0 m² ... 904 ft²



First Floor
Area: 84.7 m² ... 912 ft²



Second Floor
Area: 46.5 m² ... 501 ft²

Total Area: 215.2 m² ... 2317 ft²

All measurements are approximate and for display purposes only



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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We are advised by the vendors that mains electricity, gas, water, and drainage are connected.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk - Band F - £2,983.67

What Three Words

///when.surpassed.replying

Viewing strictly by appointment with
Fine & Country Woodbridge - 01394 446007

or out of hours - Mark Halls MRICS Managing
Director - 07770 814748

About The Area

Woodbridge is a much sought-after market town located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town is widely known for its' beautiful historic buildings and wide-ranging amenities which include a library, two theatres, a cinema, numerous sports facilities (including sailing, rowing, tennis, bowls, rugby, and football clubs), dentists and doctors' surgeries, and a selection of highly reputable schools.

There are spectacular riverside walks from the heart of the town and Woodbridge is well placed for visiting some of the county's best-loved attractions such as Orford and Framlingham Castles, Sutton Hoo, Aldeburgh, Southwold, and the world-renowned Concert Hall at Snape Maltings. For lovers of the outdoors and nature, nearby attractions included RSPB Minsmere, Shingle Street, the forests at Rendlesham, and the foot ferries at Bawdsey and Butley.

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



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