



4 Sandford Place

Freehold Guide Price £1,150,000

Ipswich Road | Woodbridge | Suffolk | IP12 4BX

FINE & COUNTRY



## 4 SANDFORD PLACE

A luxurious five bedroomed, detached family home set within a prestigious development of five individually designed luxury properties located within an elevated cul-de-sac on the Ipswich Road, in the highly sought-after town of Woodbridge and barely a 10 minute walk from the centre.

This beautiful home, built in 2011, is finished to a very high specification with light, well-proportioned rooms throughout; especially eye-catching is the large, modern kitchen/family room.

With underfloor heating throughout, fully double glazed, a double garage, solid oak doors throughout, driveway with parking for several cars, and a lovely secluded rear garden with laid lawn, raised borders, mature shrubbery, trees and plants. There is also a large paved patio area, complete with retractable electric sun-awning.



## ABOUT THE PROPERTY

### ENTRANCE HALL

With a bright and spacious entrance with oak flooring, this central hallway leads off to several other rooms; there is also a large coat cupboard housing the alarm system and the downstairs consumer unit.

### CLOAKROOM

Perfectly situated opposite the front door is a cloakroom, comprising a WC and a corner sink unit, and an obscured glass window to the rear of the property.

### LIVING ROOM

A splendid large and bright living room owing to the dual aspect windows, with bifold doors leading out onto a paved terrace; a stylish coal-effect gas fire sits centrally in this elegant room, with a stone surround and granite hearth. Carpet laid to floor.

### SNUG

A cosy family room with windows to side aspect, and a set of double doors leading to the exterior.





## STUDY

A functional sized study room with window to side aspect; this room sits away from the main living area, so is ideal for those wanting to work from home.

## KITCHEN/FAMILY ROOM

A truly magnificent space, perfect for a large family. With large stylish porcelain tiles throughout. The impressive kitchen is filled with a plethora of wall and base units, some of which are glass cabinets with internal lighting. To the left-hand side is a double built-in Siemens oven, five-ring gas hob, Siemens extractor hood, and a built-in wine fridge; a substantial oak island/breakfast bar houses the double Shaws Classic Belfast sink, with traditional style stainless steel mixer tap providing hot, cold and filtered water. Also housed in the island is a Siemens integrated dishwasher, as well as drawers, shelving for fitted baskets, and an integrated wine rack. On the far side of the island is a Siemens American-style fridge freezer, housed in floor-to-ceiling cupboards, ideal for pantry use, with glazed cupboards above, and internal lighting. At the furthest end of this impressive 27 ft room is plenty of space for a large dining table and family seating. This is an exceptionally bright room owing to the many windows offering secluded views of the garden, and the double doors leading out onto the patio.





## LANDING

A large window sits mid-stairs with views over the rear garden. There is a linen cupboard, housing the upstairs consumer unit. To the left of the stairs there are three bedrooms.

## BEDROOM ONE

With front aspect window, this is the smallest of the bedrooms, making this an ideal single bedroom or hobby room with under-floor heating and carpet laid to floor.

## BEDROOM TWO

A lovely double bedroom in calming hues of green, with built-in cupboards and windows to front aspect, underfloor heating and carpet laid to floor.

## BEDROOM THREE

A double bedroom with built-in wardrobe and window to rear aspect of the delightful garden with underfloor heating and carpet laid to floor.







#### BEDROOM FOUR

This is a good-sized double bedroom, with window to rear aspect, and further lovely views of the garden.



#### EN-SUITE

A spacious tiled en-suite comprising WC, vanity unit with built-in wash hand basin, large shower enclosure with rain-head and handheld shower and a mirror with built in light.



#### FAMILY BATHROOM

Featuring an L-shaped bath with an overhead shower and glass bath screen, wash hand basin, and WC. Partially tiled wall and tiled floor with under-floor heating.



### PRINCIPAL SUITE

This impressive suite towards the front of the property, sits above the garage and is situated away from the other bedrooms. This splendid and very spacious bedroom has a walk-through dressing room and large en-suite. In the bedroom there is a built-in wardrobe and a large chest of drawers with windows looking out to the front of the property.

The dressing room has one wall of built-in wardrobes with mirrored doors, a Velux window and leads directly to the ensuite.

The en-suite has been thoughtfully and stylishly fitted with wall and floor tiles, a large double-ended bath with wall-mounted taps, WC, wall-mounted vanity unit housing a double wash handbasin, a large walk in shower with rain head shower above and large vanity mirror with wall lights.

Please note that there is reduced headroom in parts of these rooms due to the vaulted ceilings.





## OUTSIDE

### DOUBLE GARAGE

There is a double garage with space for parking vehicles in front. Complementing the family home is a good-sized family garden laid to lawn with raised borders, mature shrubbery, trees and plants. There is also a large paved patio area, complete with retractable electric sun-awning.



### SERVICES

We are advised by the Vendors that mains electricity, gas, water & drainage are connected.

**COUNCIL TAX** - East Suffolk - Band G - £ 3632.58

Shared access for the 5 executive homes on Sandford Place.

### DIRECTIONS

From Notcutts Garden Centre on Ipswich Road, drive up Ipswich Road, leaving the town centre and you will find Sandford Place on your right-hand side just before the John Grose garage. Number 4 is the house on the furthest left.

### WHAT THREE WORDS

///lunging.springing.picked

### POSSESSION

Vacant possession upon completion

### VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent  
Fine and Country Woodbridge - 01394 446 007

### ABOUT THE AREA

The much sought after market town of Woodbridge is located close to the Suffolk Heritage Coast on the banks of the beautiful River Deben. The town widely known for its beautiful historic buildings and wide ranging amenities include a library, two theatres, cinema, 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. The County town of Ipswich is approximately 10 miles south-west of Woodbridge.

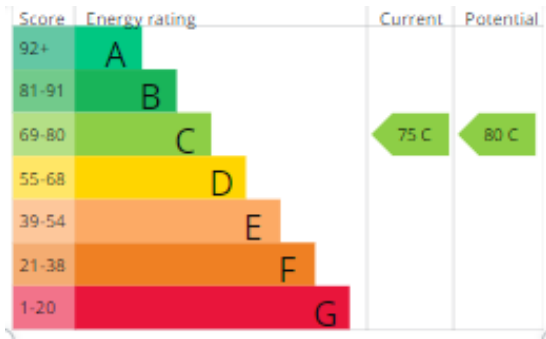
### RAIL SERVICES

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

### LOCAL SCHOOLS

Private Schools: The Abbey (Preparatory School), Woodbridge School (Senior School).

State Schools: Woodbridge Primary School, St Mary's C Of E Primary School, Kyson Primary School, and Farlingaye High School.



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Total Area: 251.8 m<sup>2</sup> ... 2710 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.





Fine & Country Woodbridge  
28 Church Street, Woodbridge,  
Suffolk IP12 1DH  
01394 446 007  
woodbridge@fineandcountry.com

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