



**GILNOCKIE** Freehold Guide Price £675,000  
Seckford Hall Road | Woodbridge | Suffolk | IP12 4DA

FINE & COUNTRY



## GILNOCKIE

A nicely positioned four-bedroomed, red brick detached property, within walking distance of the centre of Woodbridge and the River Deben. Available with no onward chain.

After many years of living here, the current Vendor feels it is now time to give another family the opportunity to enjoy this wonderful family home.

There is a generously sized driveway with double garage and plenty of accessible storage space above. The setting of Gilnockie is such that the property is barely overlooked, providing the current owner with plenty of privacy to the front and rear of the property.

The good-sized, mature garden to the rear features an array of plants and shrubs with splendid areas of interest divided by various hedging. There is a shed and kitchen garden with well established fruit bushes and much more.



### **Entrance Hall**

From the entrance hall; doors lead to the sitting room, dining room, study and kitchen.

### **Ground Floor Cloakroom**

On entering the property, the ground-floor cloakroom sits very conveniently to the left-hand side of the front door. Obscured glass window to front aspect with WC, wash hand basin and radiator.



### **Sitting Room**

An impressive, large, light filled living room owing to the dual aspect windows. There is plenty of space for a growing family with access to the paved patio area at the rear, through double doors. There are further glazed double doors leading into the dining room. The centrepiece of the living room is a gas flame fireplace with marble hearth and wood surround.

### **Dining Room**

Accessed by either the living room or hallway, there is a good sized dining room with views overlooking part of the rear garden. A serving hatch sits between the dining room and kitchen.



### **Study**

A convenient study at the front of the property provides the often required separate space for anyone wishing to work from home. Fibre Optics now available.





### **Kitchen**

The kitchen comprises a range of wall and base wooden cabinets, worktop and tiled surround. Integrated appliances consist of a Bosch Oven and Grill and four ring gas hob. A stainless steel sink overlooking delightful views of the back garden.

### **Breakfast Room**

An archway leads from the kitchen into the sunny breakfast room, where there is plenty of space for a table and chairs and an armchair or two, to sit and listen to the birds in the garden. The garden can be accessed through a single double glazed door.



### **Utility Room**

Accessed through the breakfast room, the utility comprises of wall and base units with space and plumbing for a washing machine. A window looks out toward the front driveway.











From the entrance hall, carpeted stairs lead to the first floor landing with window with views overlooking Seckford Hall Road.



### **Bathroom**

Partly tiled bathroom with obscured glass window to the rear of the property. The bathroom comprises of WC, wash hand basin and bath with shower overhead and glass screen.



### **Main Bedroom**

Situated to the rear aspect is bedroom one with window overlooking the beautiful garden. There is a pendant light, radiator and carpet laid to floor.

### **En-suite**

With shower, WC and wash-hand basin.

### **Bedroom Two**

Also situated to the rear of the property. This bedroom has the benefit of built in wardrobes with pendant light, radiator and carpet laid to floor.



### **Bedroom Three**

To the front of the property is a light filled bedroom with built in cupboard, pendant light and carpet laid to floor.

### **Bedroom Four**

Another front aspect bedroom with built in cupboard, pendant light, radiator and carpet laid to floor.





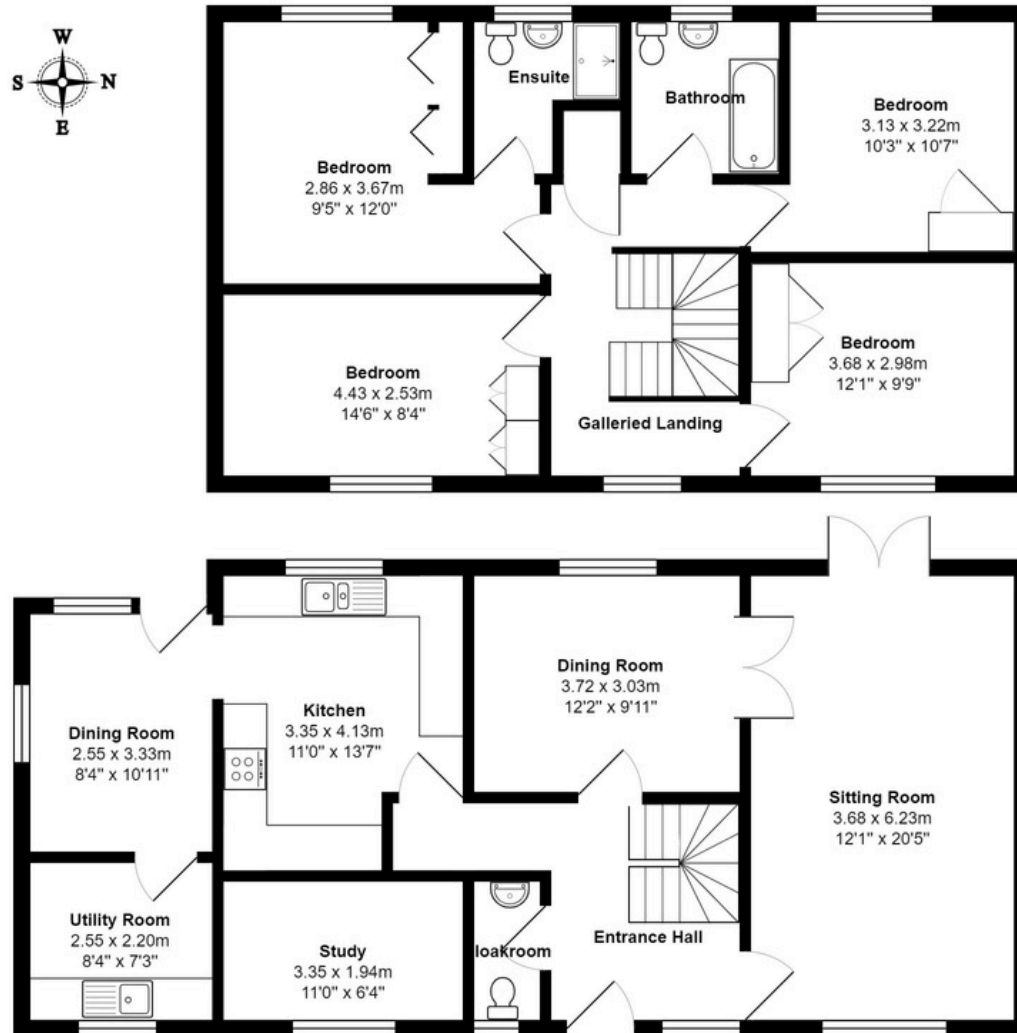
### Outside

The front of the property has a large sweeping drive with a double garage to the left of the house. There is additional storage space above the garage with standing height, accessed by a set of stairs.

The delightful rear garden has a paved patio with grass laid to lawn. There are several divisions created by hedging providing different areas of interest and seating opportunities. There is also a shed and kitchen garden with fruit bushes.

This entire garden is a true delight deliberately awash with colourful flowers throughout the year.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Total Area: 154.9 m<sup>2</sup> ... 1667 ft<sup>2</sup>

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. The property benefits from gas-fired central heating.

### **Possession**

Vacant possession upon completion.

### **Council Tax Band**

East Suffolk F - £3148.24

### **What Three Words**

///factory.cuddling.wanted

### **Viewing Arrangements**

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



### **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.



**Fine & Country Woodbridge**

28 Church Street, Woodbridge, Suffolk, IP12 1DH  
01394 446 007 | [woodbridge@fineandcountry.com](mailto:woodbridge@fineandcountry.com)

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