



Parklands

Dukes Park | Woodbridge | Suffolk | IP12 4DD

Freehold Guide Price £1,650,000

FINE & COUNTRY



We are proud to offer this stunning, five bedroomed family home in the prestigious Dukes Park development in Woodbridge.

This spacious home has five bedrooms, two of which are en-suite and plenty of reception space including a beautiful conservatory. The contemporary kitchen and breakfast area adjoin the dining room.

The property sits perfectly in it's two thirds of an acre plot of impressive mature gardens with an array of outdoor structures to include an outdoor kitchen, dining cabin, offices, sauna and gym.

This is single storey living at it's best.





Parklands

Approached via a long drive with parking for multiple vehicles.

The front door opens to the spacious, welcoming Reception Hall with cloakroom and a hallway running the width of the property with doors off to reception and bedroom accommodation.

The Kitchen/Breakfast Room is a light airy room, fitted with bespoke, modern painted wood cabinets offering lots of storage with integrated appliances, with further potential to continue the cabinetry into the Breakfast Area should further storage and worksurfaces be required.

There is a separate Utility Room. Double doors from the Kitchen open to the large double aspect Dining Room with further double doors opening to the Snug and entrance to the stunning Conservatory.

The Principal Bedroom suite consists of a large double bedroom, en-suite bathroom and dressing area. Bedroom Two also has the benefit of an en-suite bathroom. There are three further double bedrooms and a Family Bathroom.

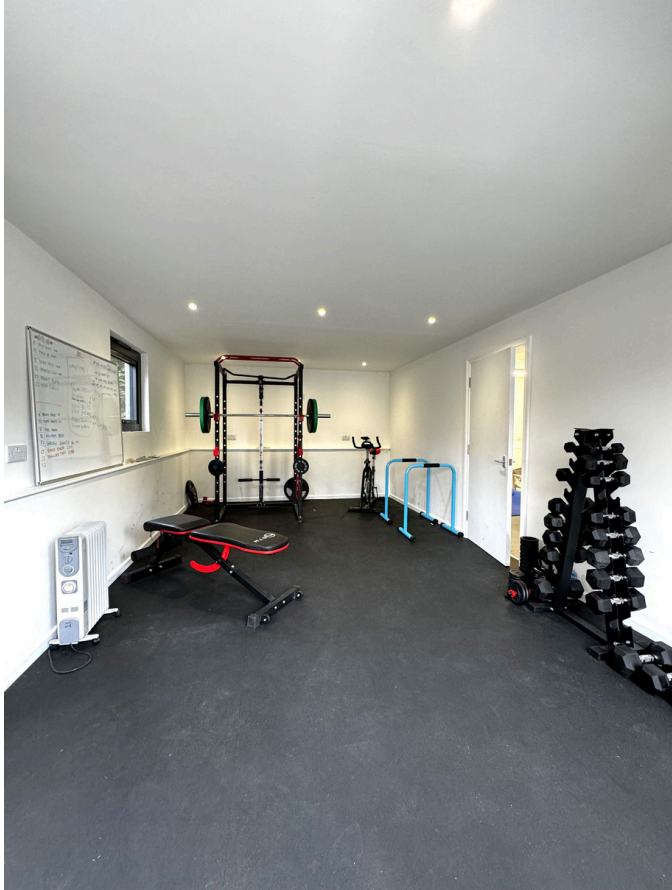
Viewing is highly recommended.











Outside



The grounds of two thirds of an acre surrounding this wonderful home is a delightfully mature plot landscaped to lawn with mature trees and shrub filled terracing.

The space has been utilised to it's maximum with the addition of a fabulous fully covered outdoor kitchen with range cooker, sink and space for a dishwasher. The outside dining room/lounge is just over the lawn from the kitchen, ideal for entertaining and family al fresco dining. The gorgeous wooden sauna and hot tub are ideally situated adjacent to each other.

There is also a large office in the garden, with power and light and therefore ideal for working from home or utilising as a studio.

Additionally, towards the front of the property, in the former double garage are two large, separate rooms, one currently being used as a gym/yoga studio and the second as an office. Both offer flexibility to change use to endless possibilities including games rooms and studios.





Parklands, Dukes Park, Woodbridge, IP12 4DD

Approximate Area = 3550 sq ft / 329.7 sq m (includes garages)

Outbuildings = 336 sq ft / 31.2 sq m

Total = 3886 sq ft / 361 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground floor

Suffolk County Properties Ltd trading as Fine & Country Woodbridge
 Registered in England and Wales. Company reg. No. 05861438
 Registered address: Crane Court, 302 London Road, Ipswich, Suffolk, IP2 0JA
 Copyright 2022 Fine & Country Ltd



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 - G - £ 3632.58 2024/25

What Three Words

///prance.yachting.coach

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.



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

THE FINE & COUNTRY
FOUNDATION

FIGHTING HOMELESSNESS

If you would like to make a donation to the Fine and Country Foundation, please visit: fineandcountry.com/uk/foundation