



4 Godfreys Wood

Woodbridge | Suffolk | IP12 1QY

Freehold Guide Price £ 860,000

FINE & COUNTRY



4 Godfreys Wood

Nestled in a lovely plot is this delightful four bedroomed, detached family home of pleasing design.

Located in a quiet cul-de-sac in the popular town of Woodbridge, 4 Godfreys Wood benefits from good-sized accommodation throughout, gas fired central heating, double glazing, ample car parking and double garage with studio above. This plot also benefits from extended gardens at both sides of the property.

The property is offered with vacant possession (no onward chain) facilitating a smooth, quick completion.



Part glazed front door opening to

Entrance Hall with under stairs cupboard and doors to

Cloakroom

Partially tiled with wall-mounted wash-hand basin, concealed WC, radiator and window.

Sitting Room

There is an attractive pine surround and hearth with open fire. The fully glazed patio doors offer views of the rear garden with two sets of double glazed double doors leading to the Dining room and also the Study.

Study

Accessed from the Sitting Room with front aspect windows.

Dining Room

With further pleasant views to the rear and glazed double doors to hallway.

Kitchen/Breakfast Room

Comprising a one and a half sink and drainer with tap and plenty of matching wall and base cabinets with integrated four ring induction hob and oven below with extractor over. Fully tiled floor.

Utility Room

With space and plumbing for washing machine and tumble drier. Part glazed door to side and rear of garden. Worktop with sink and drainer. Immersion heater.









Stairs from entrance hall to [First Floor Landing](#)

Window to front elevation, hatch to fully insulated loft with partial boarding. Airing cupboard.

[Principal Bedroom](#)

A good-sized double, built in wardrobe. Rear facing window with views of the garden. Door to

[En Suite Shower Room](#)

A partially tiled and large en-suite with corner shower cubicle, bath, WC, pedestal basin, window and mirror with wall lights to either side.

[Bedroom Two](#)

A double with front views and double mirror fronted wardrobes.

[Bedroom Three](#)

Views to the front garden.

[Bedroom Four](#)

A double with rear views and built in cupboard.

[Family Bathroom](#)

A partially tiled room with corner shower cubicle, bath, WC, pedestal basin, window to rear and mirror with wall lights to either side.





Outside

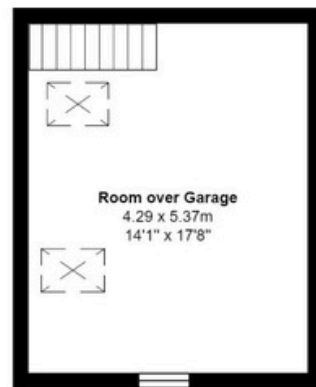
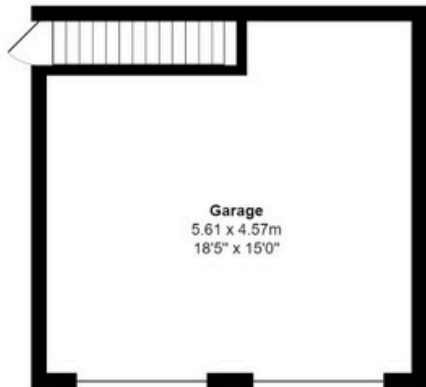
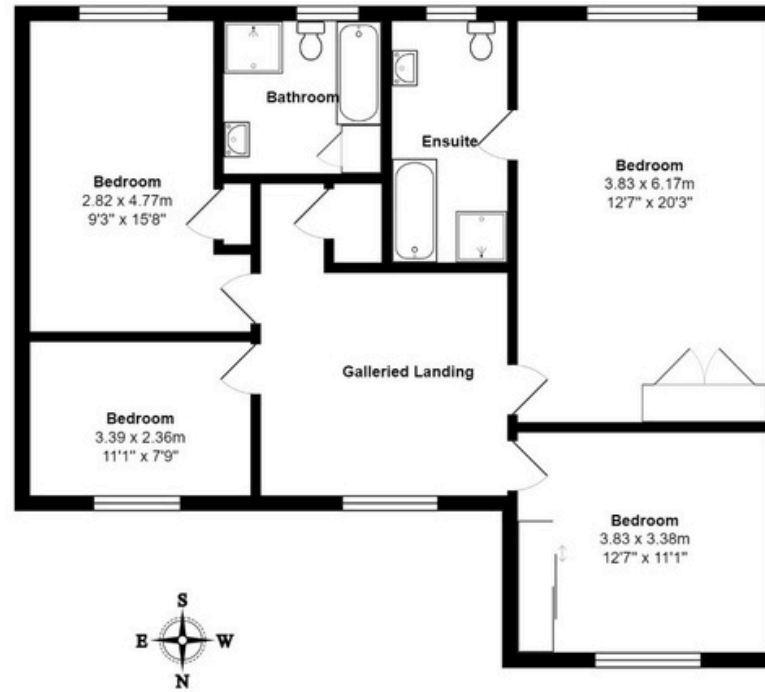
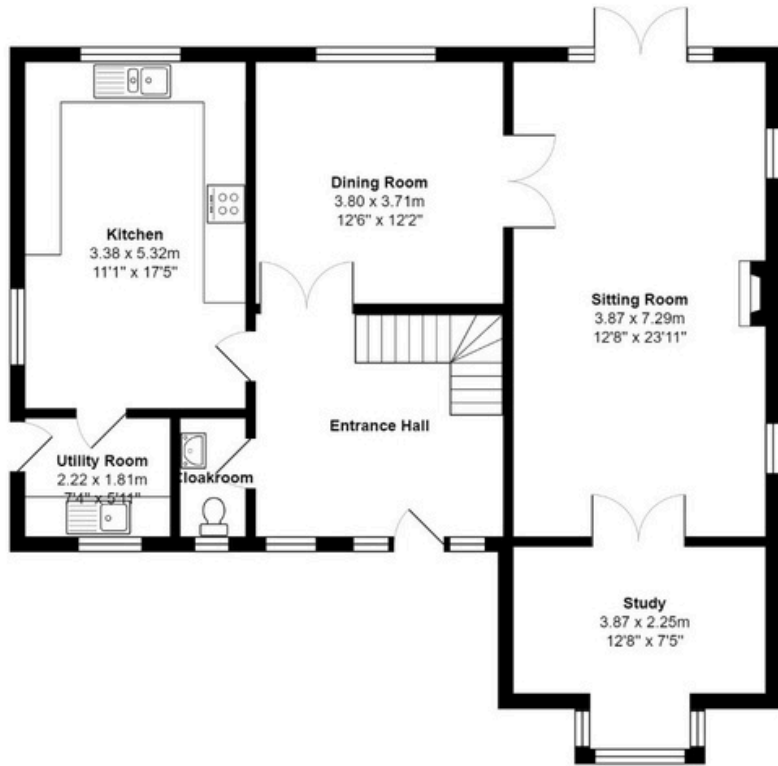
The property sits in a lovely cul-de-sac of several houses and has a driveway for two cars with double garage with up-and-over doors, lighting and electricity. Above the garage is a delightful room with a Swedish cabin feel. This room has heating that connects to the main house, electric lights and sockets and provides multiple options for use. Subject to planning, there is a possibility of converting the ground floor to incorporate an annexe.

The rear garden has wooden fencing and hedging ensuring privacy and is fully enclosed with a selection of mature trees and shrubbery and lawns to the side and rear of the property. There is a paved patio area outside the sitting room patio doors, perfect for summer dining.

To the front of the property there is a lawn and path that leads to the front door. To both sides of the property there are further lawned areas that belong to the property and could offer further options of extended parking (subject to planning) and also be incorporated into the rear garden, thus increasing it's size considerably.







Total Area: 238.8 m² ... 2570 ft² Including Garage
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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 - G - £3,632.58 (2024/25)

What Three Words

///essential.rare.circle

VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent

Fine and Country Woodbridge - 01394 446 007

Out of hours - Mark Halls MRICS FNAEA CREA
Managing Director - 07770 814748

About The Area

Woodbridge is a well served market town, steeped in history with a fine selection of shops and restaurants; it has its own theatres, swimming pool, doctors, dentists and railway station on the Ipswich-Lowestoft East Suffolk Line. Woodbridge lies on the River Deben and is renowned for its sailing facilities. Around the town there are various buildings from the Tudor, Georgian, Regency and Victorian eras. Nearby schools include the highly regarded Abbey (Preparatory School) & Woodbridge School (Senior School), Woodbridge Primary School and Farlingaye High School. The County Town of Ipswich is 10 miles South-West of Woodbridge and benefits from a railway station located on the Great Eastern Main Line approximately seventy miles east of London Liverpool Street Station and a journey time of approximately one hour and ten minutes.

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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