



**Samuel Collins Way, Grundisburgh**  
Woodbridge

Guide Price £850,000



## Samuel Collins Way

Grundisburgh, Woodbridge

Positioned at the end of a quiet cul-de-sac within the highly regarded Grundisburgh Vale, this substantial detached home was built by Hopkins Homes in the village of Grundisburgh and is under two years old. The property offers thoughtfully arranged accommodation extending to approximately 2,626 sq ft, including the double garage, and is finished to an excellent standard throughout.

The home benefits from just over eight years remaining on the NHBC warranty, together with FENSA certification for the windows and doors, providing reassurance and peace of mind. The layout combines contemporary design with a practical, well-balanced feel, making it particularly well suited to modern family living.

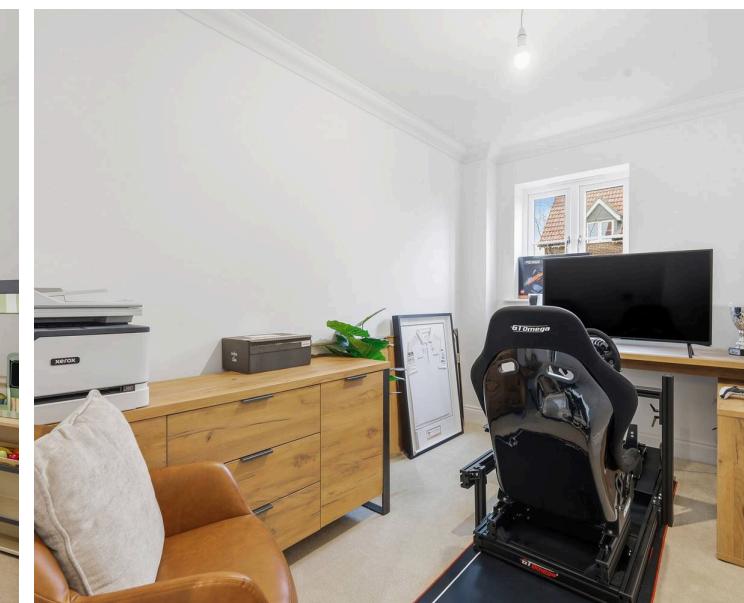
The ground floor is arranged to create a natural flow while retaining clearly defined spaces. The kitchen and dining room form the heart of the home, fitted with an extensive range of modern units and quartz worktops, which continue through into the utility room. This space works equally well for everyday family life and entertaining. From here, the layout leads through to the sitting room, where a brick-built fireplace with wood-burning stove provides a warm and inviting focal point.

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Further ground floor accommodation includes a separate playroom, offering flexibility as a snug, games room, or additional reception space, alongside a dedicated home office ideal for remote working.

A utility room and ground floor WC complete the accommodation, ensuring the home is both practical and well equipped for day-to-day living.





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Upstairs, the first floor offers four well-proportioned double bedrooms arranged around a central landing. The principal bedroom is a comfortable and well-designed space with double fitted wardrobes, a dressing area, and a generous four-piece en-suite.

The second largest bedroom also benefits from its own en-suite shower room and fitted wardrobe. Two further double bedrooms are served by a modern family bathroom. All bedrooms are finished in a neutral palette with good ceiling heights and excellent natural light.

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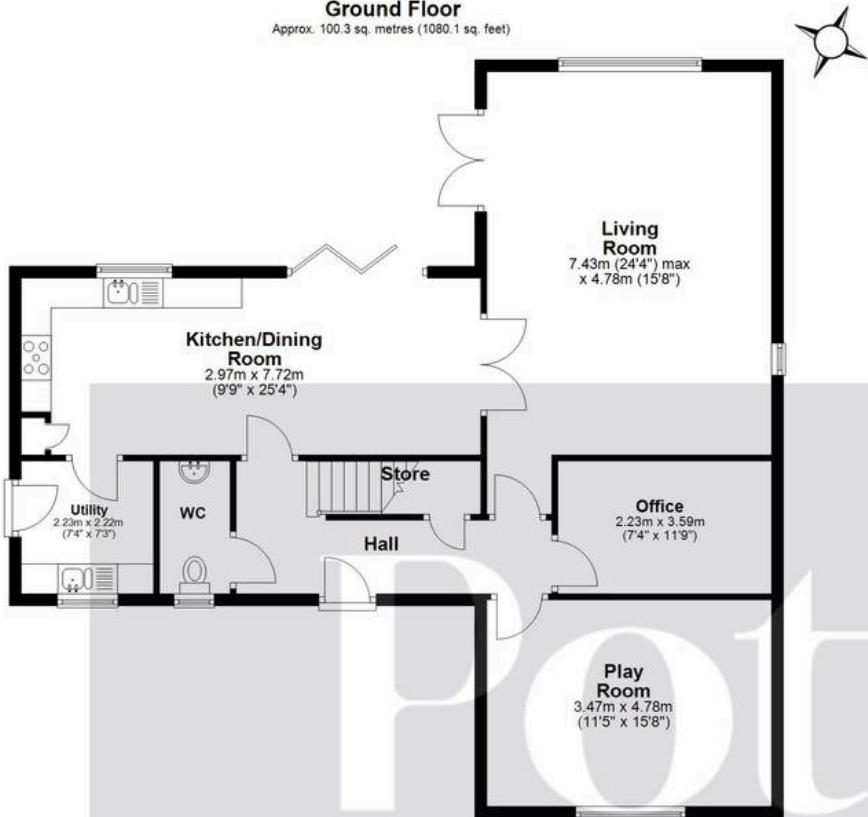
The location is a real highlight. The property sits moments from the village hall and park, within walking distance of the primary school and the Grundisburgh Dog. The village offers an excellent balance of community life and countryside living in a particularly attractive part of Suffolk. Woodbridge and Ipswich are both easily accessible, alongside the surrounding Suffolk countryside.

Overall, this is a high-quality, nearly new home offering generous internal space, modern finishes, and a prime village position, ideal for families seeking comfort, space, and lifestyle in one of Suffolk's most desirable locations.

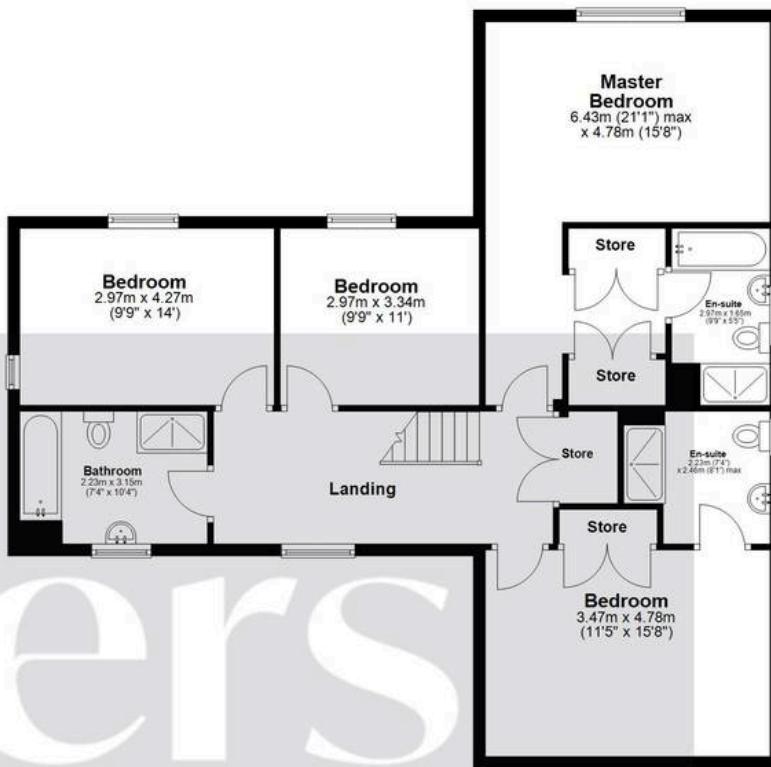
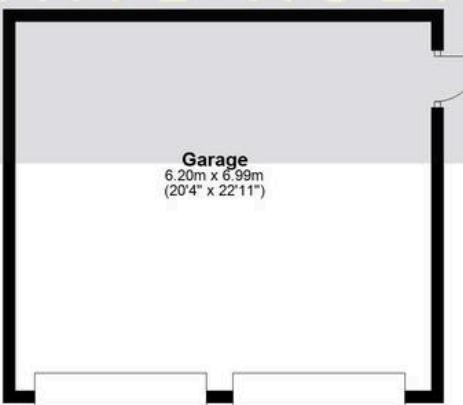


**Ground Floor**

Approx. 100.3 sq. metres (1080.1 sq. feet)

**First Floor**

Approx. 100.3 sq. metres (1080.1 sq. feet)


**Outbuilding**  
 Approx. 43.3 sq. metres (466.5 sq. feet)


Total area: approx. 244.0 sq. metres (2626.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.



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