



**1 Grove Gardens, Woodbridge**

Woodbridge

Guide Price £695,000



## 1 Grove Gardens

Woodbridge, Woodbridge

Positioned on a generous corner plot within comfortable walking distance of Market Hill, the River Deben and Woodbridge's excellent range of independent shops, cafés and amenities, this substantial detached bungalow offers flexible and well balanced accommodation extending to approximately 188 sq metres.

The property is approached via an in and out driveway to the front, providing ease of access and ample parking, together with a double garage and additional driveway space directly in front. Solar panels are installed, contributing towards improved efficiency and helping to offset running costs. The home further benefits from UPVC windows and doors throughout, gas central heating, an EV charging point, a boiler installed approximately three years ago and a hot water cylinder tank.

A welcoming entrance porch leads into a spacious hallway, which features two fitted storage cupboards and provides access to the principal accommodation. There is also a separate WC cloakroom for guests.

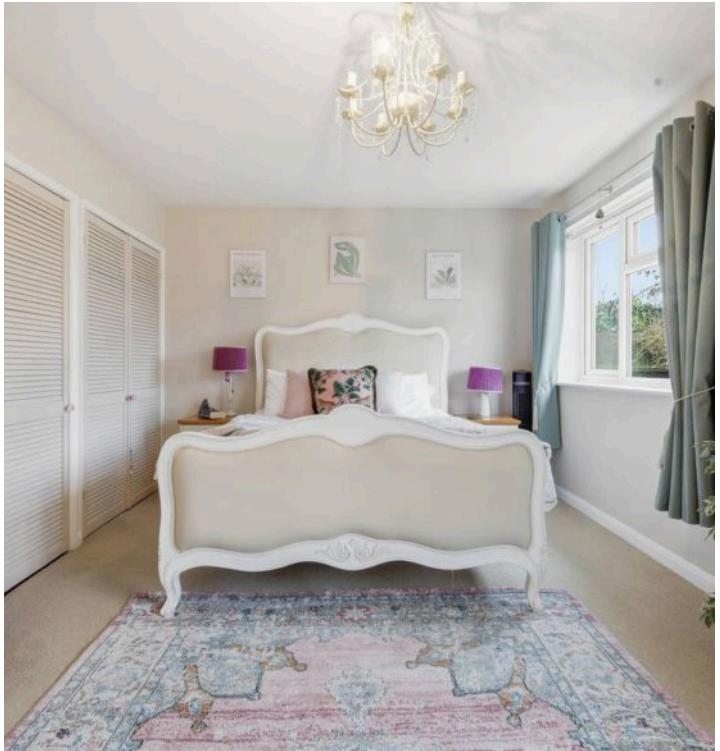
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The sitting room is a generous and light filled space, centred around a wood burning stove and enjoying views over the rear garden. This room connects through to the dining area, where patio doors open directly onto the terrace, creating excellent indoor and outdoor flow.

The kitchen dining room forms the heart of the home. It offers a central island, extensive worktop and cupboard space, and room for an American style fridge freezer. The layout works equally well for day to day family living or entertaining.





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The bungalow provides up to four double bedrooms depending on requirements, all with fitted cupboards. In addition, there is a separate study, ideal for home working.

Bedroom three sits adjacent to a shower room and the gym, which is positioned between the house and the garage. This arrangement could lend itself well to multi generational living, as the gym could serve as a fourth or fifth bedroom, creating a practical annexe style space if required.

Woodbridge is widely regarded as one of Suffolk's most desirable market towns, offering a rare combination of historic character, riverside setting and everyday convenience. Centred around Market Hill, the town provides an excellent mix of independent shops, cafés, restaurants and local businesses, alongside national retailers and practical amenities. The River Deben runs along the edge of the town, offering scenic walks, sailing activity and access to the historic Tide Mill, one of the most recognisable landmarks in the area.

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Externally, the south west facing rear garden is a real feature, enjoying excellent afternoon and evening sun. It is laid predominantly to lawn with patio areas ideal for outdoor dining. A substantial summer house offers further versatile space, whether for hobbies, a home office or relaxation.

Grove Gardens is a well regarded residential location, offering the convenience of town centre living combined with the privacy and space of a corner plot. The railway station, schools and riverside walks are all within easy reach.

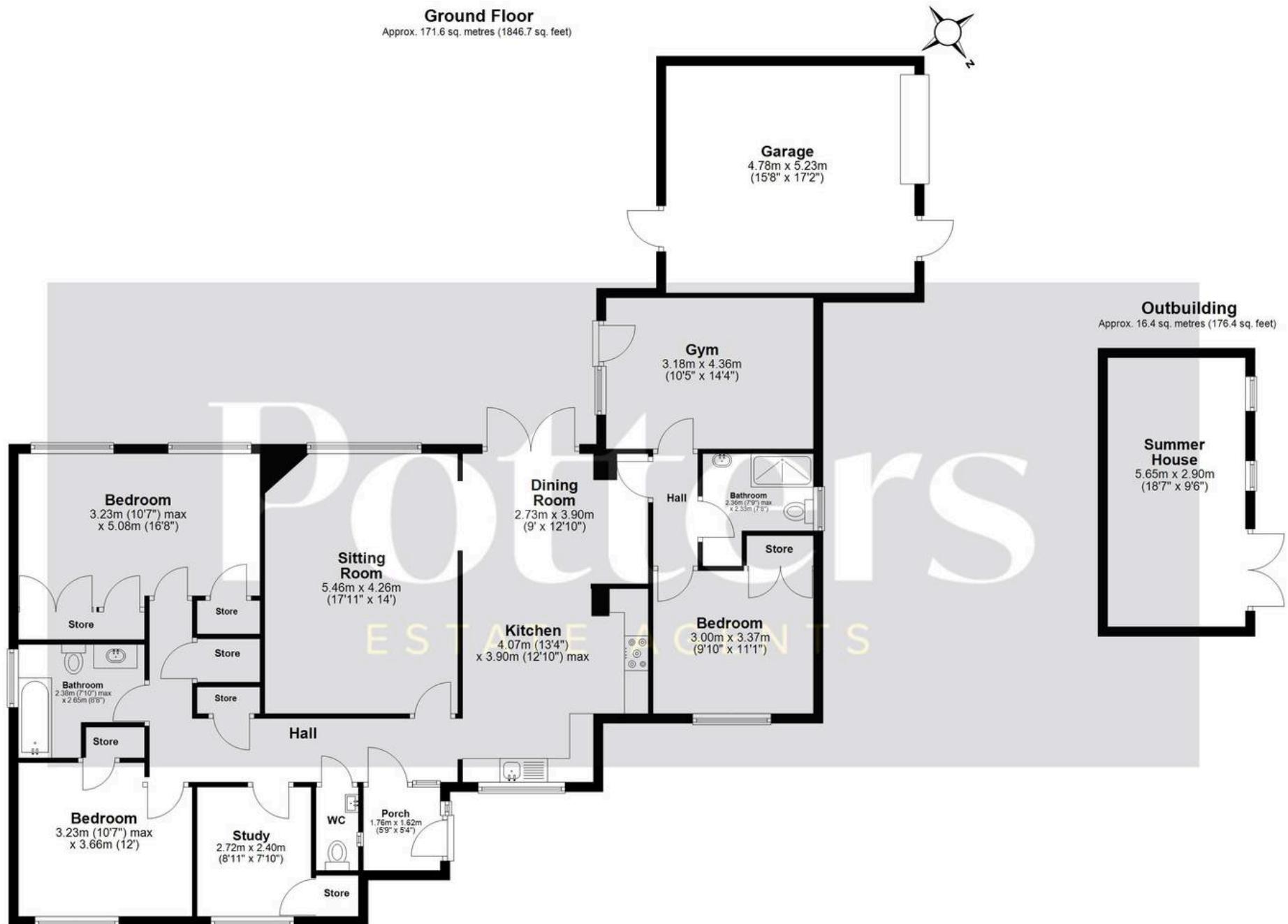
This is a spacious and adaptable bungalow in a prime Woodbridge setting, with strong potential for flexible living arrangements and excellent parking.

The A12 is easily accessible, offering road links north towards Lowestoft and south towards Ipswich and the wider region. The town attracts a broad range of buyers, from families and professionals to downsizers seeking quality of life without sacrificing connectivity. Its blend of heritage architecture, riverside views, independent retail and excellent schooling continues to underpin demand. Woodbridge offers lifestyle, convenience and long term appeal, which is why it remains one of the most sought after residential locations in Suffolk.



## Ground Floor

Approx. 171.6 sq. metres (1846.7 sq. feet)



Total area: approx. 188.0 sq. metres (2023.1 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.



## Potters Estate Agents

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