



**10 Hawthorn Place, Woodbridge**  
Woodbridge

Guide Price **£650,000**



## 10 Hawthorn Place

Woodbridge, Woodbridge

Tucked away within a well-established and highly regarded residential setting, Hawthorn Place offers generous, versatile accommodation with a mature rear garden and a strong sense of privacy – a substantial family home designed for both everyday comfort and entertaining. The property is approached via a spacious entrance hall, where attractive parquet-style flooring immediately introduces warmth and character. This flooring continues through to the principal reception areas, enhancing the sense of flow and cohesion throughout the ground floor.

To the front, the principal sitting room is particularly impressive, extending over 21 ft in length and benefiting from a wide picture window that fills the space with natural light. The parquet flooring complements the proportions of the room beautifully, and the space flows openly into a dining area, creating a sociable and flexible arrangement well suited to modern family life.



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To the rear, the kitchen/dining room provides an excellent footprint, with ample cabinetry and workspace alongside room for a family table. A separate utility room enhances practicality, offering additional storage and laundry space.

A notable feature of the ground floor is the additional snug, positioned conveniently alongside a wet room. This layout offers genuine flexibility – ideal for multi-generational living, guest accommodation, a home office suite, or potential fifth bedroom if required.

Upstairs, the first floor presents four well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys fitted wardrobes and a bright outlook, while the remaining bedrooms are equally generous in size. A modern family bathroom serves the upper floor, complete with bath and separate shower enclosure.

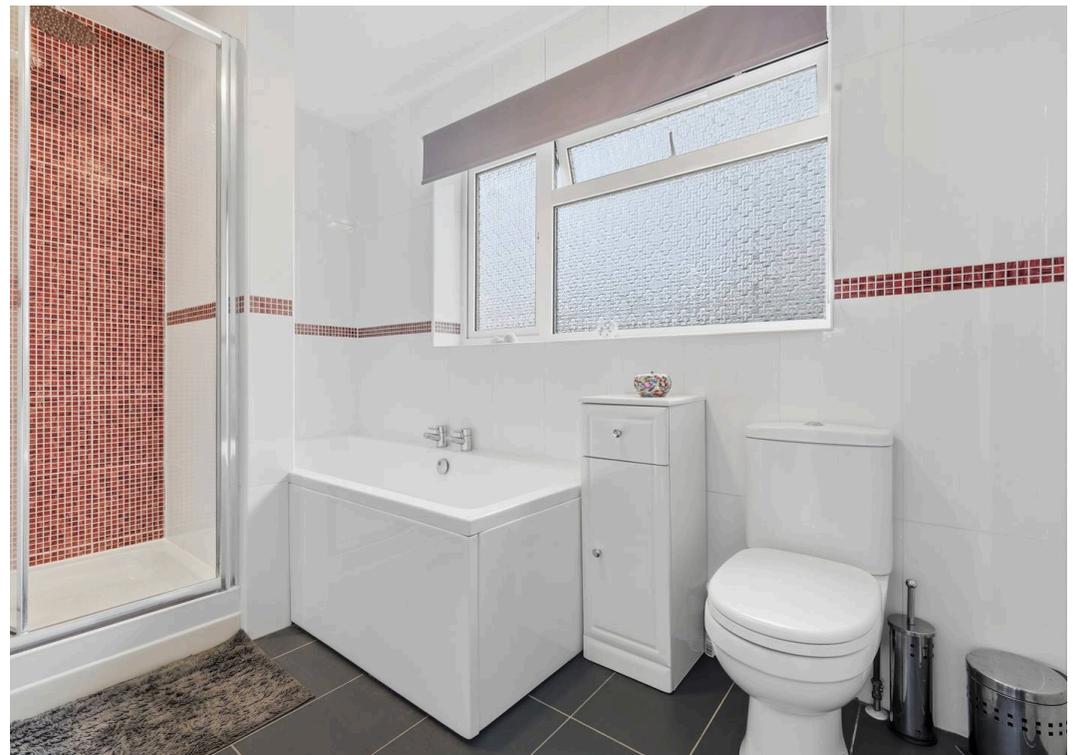
Externally, the rear garden is a key highlight. Thoughtfully established and predominantly laid to lawn, it offers a wonderful sense of space without being overwhelming – bordered by mature trees and planting that provide both privacy and seasonal interest. A paved terrace directly off the house creates an ideal area for outdoor dining and summer entertaining.

The property further benefits from a garage and driveway parking, completing a well-rounded and substantial family home in a sought-after Woodbridge location.

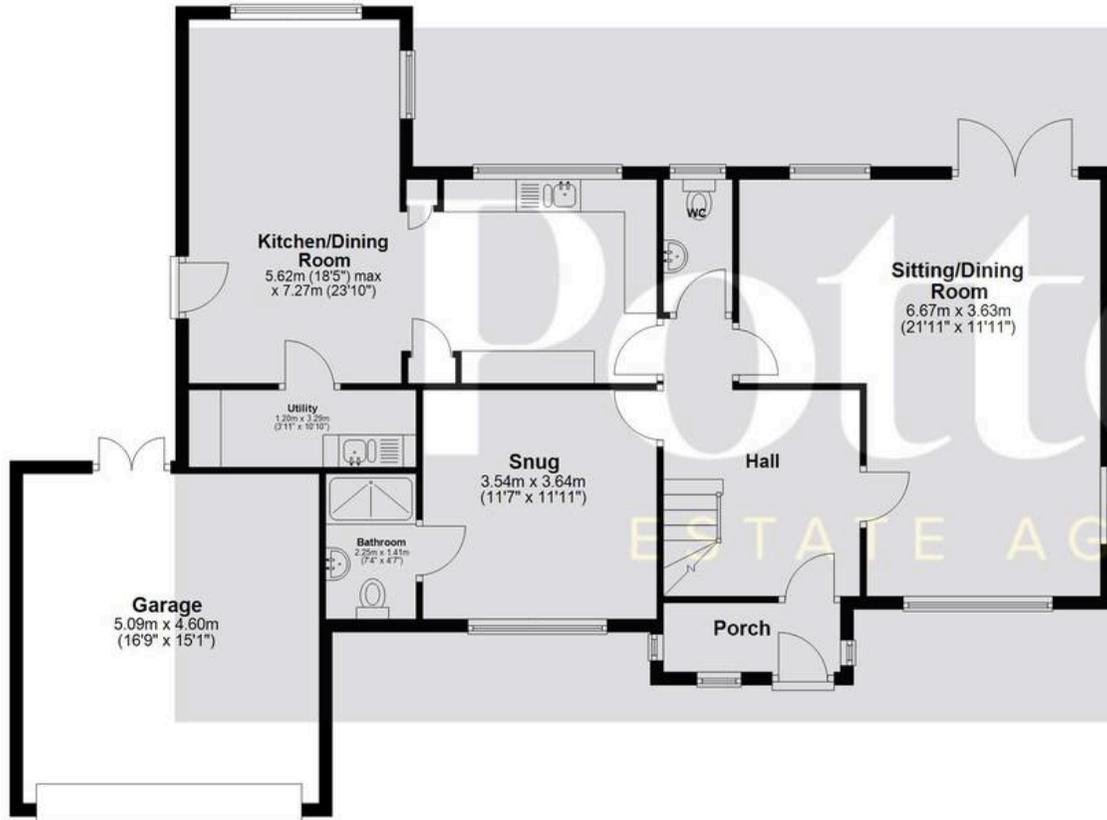
Hawthorn Place is positioned within a well-established residential area of Woodbridge, offering convenient access to local schools, amenities and everyday services. The town centre and Thoroughfare provide a range of independent shops, restaurants and cafes, while the River Deben and surrounding countryside offer attractive walks and outdoor pursuits.

Woodbridge railway station connects to Ipswich with onward links to London Liverpool Street. The combination of accessibility, schooling and community atmosphere makes this an enduringly popular part of town.

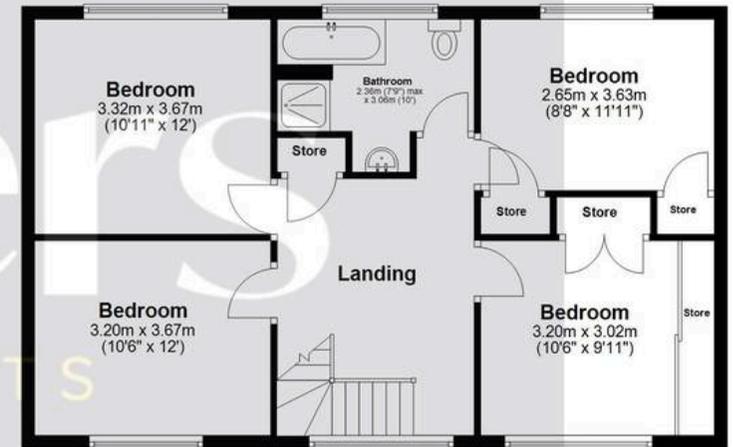




**Ground Floor**  
Approx. 125.5 sq. metres (1351.0 sq. feet)



**First Floor**  
Approx. 67.8 sq. metres (730.0 sq. feet)



Total area: approx. 193.3 sq. metres (2080.9 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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