



Palmer & Partners



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Bredfield, Woodbridge, Suffolk, IP13 6AH

Asking Price: £315,000

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This beautifully presented three bedroom character cottage, situated in the lovely village of Bredfield with superb field views, has been much improved by the current owners, and is being sold with no onward chain. The cottage is deceptively spacious with ample storage and benefits from a Google Nest heating system with newly installed combi boiler and radiators; a wonderful rear garden; and garage en bloc with driveway in front. As agents, we recommend the earliest possible viewing to fully appreciate the setting and the quality of accommodation on offer which comprises sitting room, refitted kitchen / breakfast room, first floor landing, three bedrooms, and stylish family bathroom.

The village of Bredfield is situated just off the A12 two miles north of the popular market town of Woodbridge. Woodbridge train station provides a rail service to the county town of Ipswich which has direct rail links to London Liverpool Street station. Bredfield is surrounded by farmland and offers typical village amenities including village hall, community shop and several small local businesses.

Council tax band: C

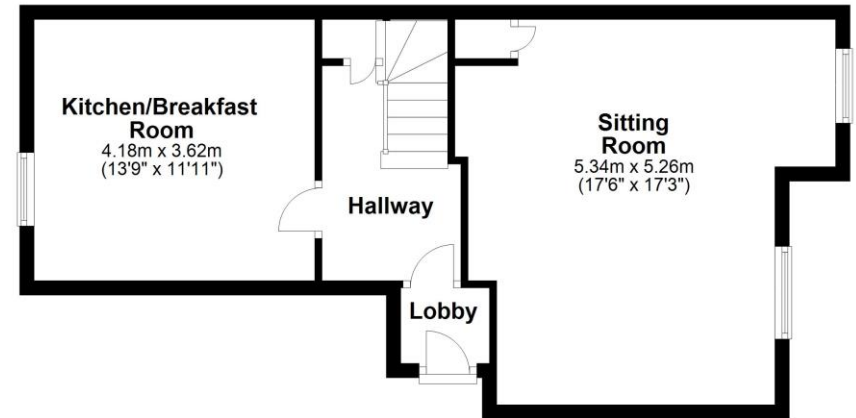
EPC Rating: D

Accommodation & Amenities

- No Onward Chain
- Character Cottage
- Three Bedrooms
- Deceptively Spacious with Ample Storage
- Garage en Bloc & Driveway
- Wonderful Rear Garden with Field Views

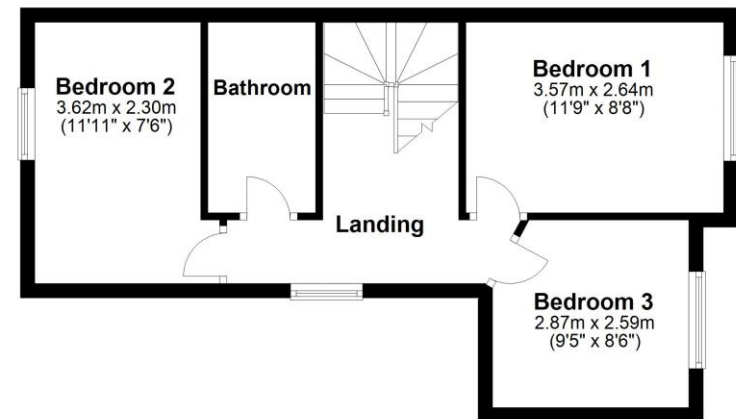
Ground Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



Total area: approx. 87.5 sq. metres (942.2 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.



