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**Woodbridge Road, Bredfield, Suffolk, IP13 6AP GP: £350,000 to £360,000**

# Woodbridge Road, Bredfield, Woodbridge, Suffolk, IP13 6AP

Situated in the popular village of Bredfield offering good access out to the A12 commuter trunk road lies this substantial four bedroom semi-detached house which benefits from driveway providing ample off-road parking, detached double garage / workshop, double glazing, and offers scope to extend (subject to planning permission). As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises front porch, entrance hall, kitchen, living room which opens through to the dining room, study, ground floor four piece family bathroom, first floor landing, four bedrooms, and cloakroom.

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.

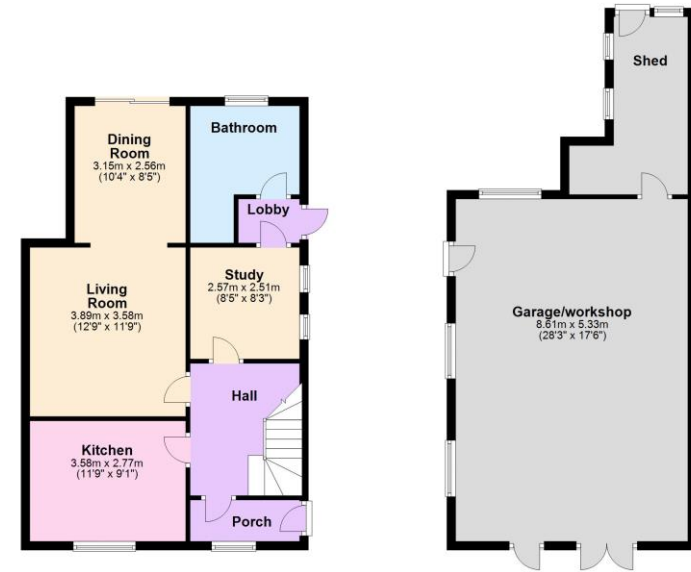
Council tax band: D

EPC Rating: C

## Accommodation & Amenities

- Substantial Semi-Detached House
- Scope to Extend (STPP)
- Four Bedrooms
- Open Plan Living / Dining Room & Separate Study
- Four Piece Family Bathroom
- Additional Cloakroom
- Ample Off-Road Parking
- Detached Double Garage / Workshop

**Ground Floor**  
Approx. 109.0 sq. metres (1172.8 sq. feet)



**First Floor**  
Approx. 46.9 sq. metres (505.0 sq. feet)



Total area: approx. 155.9 sq. metres (1677.8 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.



