

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Glebe Road

Bredfield, Woodbridge, IP13 6AN

Offers in excess of £300,000



Glebe Road

Bredfield, Woodbridge, IP13 6AN

Offers in excess of £300,000



Glebe Road

NO CHAIN INVOLVED - SUPERB 20'8" x 20'7" OPEN PLAN KITCHEN / BREAKFAST / LOUNGE AREA WITH BI-FOLD DOORS - BRAND NEW HOWDENS KITCHEN WITH OVEN HOB AND EXTRACTOR HOOD WITH CENTRAL ISLAND PLUS BREAKFAST BAR - BRAND NEW BATHROOM - FULLY RE-DECORATED AND RECENTLY RE-WIRED WITH A NEW FUSE BOARD - UPVC DOUBLE GLAZED WINDOWS AND NEW WOOD INTERNAL PANELLED DOORS - LARGE CORNER PLOT WITH LARGE SIDE AND REAR GARDENS - DOUBLE WIDTH DOUBLE LENGTH DRIVEWAY PARKING FOR AT LEAST FOUR CARS - GAS CENTRAL HEATING VIA RADIATORS - BRAND NEW BOILER INSTALLED RECENTLY- HIGHLY SOUGHT AFTER VILLAGE OF THE YEAR LOCATION AND 10 MINUTES TO WOODBRIDGE TOWN CENTRE AND 15 MINUTES TO IPSWICH AND 2 MINUTES TO A12.

Foxhall Estate Agents are delighted to offer for sale with no chain involved a superb opportunity to purchase a fully refurbished modernised and extended two bedroom semi detached bungalow in the most sought after and convenient village of Bredfield located in north west of Woodbridge.

The property has undergone an extensive six month program of renovation, refurbishment and modernisation by a team of professionals, including a lovely pitched roof extension with bi-fold doors opening directly out onto the garden.

This extension has created a large open plan kitchen / dining / living and breakfast area full of natural light and

sunshine courtesy of south facing windows and the bi-folds.

The property comes with a brand new Howdens Joinery kitchen including oven, hob and extractor hood, the centrepiece of which is a feature island / breakfast bar. There is a new wood flooring throughout.

This room then leads to an inner hallway which serves access to two bedrooms which have brand new carpeting in. Also a brand new bathroom with P shaped bath and shower over and throughout the property are lovely brand new replacement wooden internal doors and linings.

Summary Continued

Also incorporated in the refurbishment was replacement UPVC fascias and soffits, new wooden fencing in the garden and the installation of a dropped kerb to create a double width double length driveway providing off-street parking for at least four vehicles and this in turn could actually be extended to create more if required.

The property is situated on an extremely spacious corner plot of approximately 0.15 acres and is low maintenance being laid to lawn with an outside tap. There will also be potential for a brand new boiler subject to separate negotiation.

Bredfield is a highly sought after village location. It is an idyllic and picturesque village which won "Small Village of the Year" in 2022. Bredfield is ideally positioned being only a two minute drive from the A12/A14, only a ten minute drive from the market town and railways station of Woodbridge and a fifteen minute drive from Martlesham/Kesgrave and East Ipswich area, plus the retail park in Martlesham Heath including a Tesco, M&S, Next and a whole range of

shops and facilities. Bredfield has an active social scene, bowls green, a very handy village shop open six days a week from 0930 to 12.30pm and a nice church. There is a great community spirit within the village and thus is an extremely sought after location.

We urge an early internal viewing due to the sought after location of this property and the high standard of the refurb as we are expecting a good deal of interest.

Front Garden

Double width, double length shingle driveway suitable for at least four cars with an area of lawn and established trees and hedging enclosed by fencing.

Entrance Lobby

Double glazed hardwood front door through to entrance lobby with a radiator.

Kitchen / Diner / Breakfast / Lounge Area

20'8" x 20'7" (6.30m x 6.27m)

Large impressive open plan living dining and kitchen area which is full of natural light and sunshine courtesy of the triple bi-fold doors overlooking the garden to the side, two southerly facing windows to the front, window to the rear and a skylight window to the rear from the lounge area. There are two radiators and a very impressive brand new kitchen from Howden's Joinery which comprises of integrated oven, hob and extractor hood, 1 1/2 sink bowl sink unit, ample base cupboards and eye-level cupboards. The central point of the room is a island breakfast bar with ample worksurfaces and space for stools under, the breakfast bar comprises of an additional double base cupboard and single cupboard plus triple drawer unit including a deep pan drawer unit, triple downlighting above the breakfast bar, a handy decorative recess for the former fireplace and recess ceiling spotlights throughout the entire room and space for a washing machine.

Bedroom One

10'7" x 9'10" (3.23m x 3.00m)

Radiator, window to front and a door to a very handy built-in wardrobe / cupboard.

Bedroom Two

9'10" x 6'11" (3.00m x 2.11m)

Radiator and window to rear.

Bathroom

5'9" x 5'5" (1.75m x 1.65m)

Brand new P shaped bath with dual shower over including handheld and rain shower, fully tiled in bath / shower area, wash hand basin, low-flush W.C., chrome heated towel rail, tiled floor, recessed ceiling spotlights, extractor fan and obscure window to the rear.

Inner Hallway

Access to the insulated loft, door to an airing cupboard

housing the boiler (Brand new boiler being installed 24th Sept)

Rear Garden

One of the major selling points of this bungalow is the huge garden which is extensively enclosed by panel fencing much of which is new. The garden at the front is enclosed by hedging and is low maintenance being mainly laid to lawn with established tree. The enclosure makes that ideal for anyone with young children, dogs etc.

Bredfield & Surrounding Areas

Bredfield is an idyllic and picturesque village which won "Small Village of the Year" in 2022. Bredfield is ideally positioned being only a two minute drive from the A12/A14, only a ten minute drive from the market town and railways station of Woodbridge and a fifteen minute drive from Martlesham/Kesgrave and East Ipswich area, plus the retail park in Martlesham Heath including a Tesco, M&S, Next and a whole range of shops and facilities. Bredfield has an active social scene, bowls green, a very handy village shop open six days a week from 0930 to 12.30pm and a nice church. There is a great community spirit within the village and thus is an extremely sought after location.

Agents Notes

Tenure - Freehold

Council Tax Band - B







Road Map



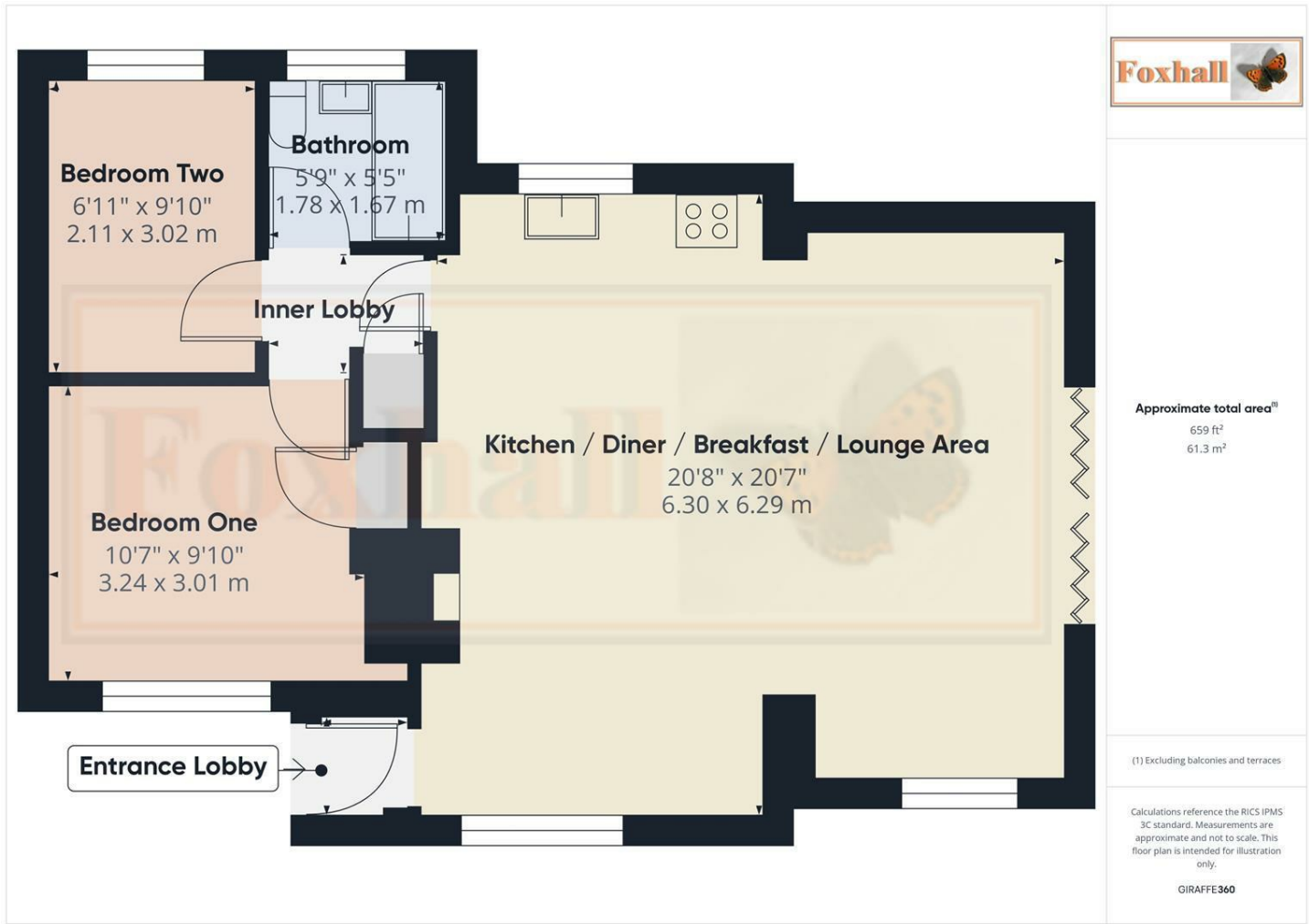
Hybrid Map



Terrain Map



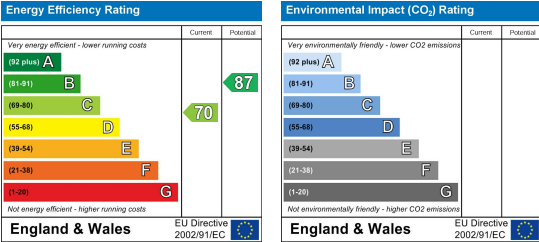
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.