



Linden House, 32 Cumberland Street, Woodbridge

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**Bedfords**

ESTABLISHED 1966

**Linden House**  
**32 Cumberland Street**  
**Woodbridge**  
**Suffolk IP12 4AD**

- *Martlesham Heath 3.5 miles*
- *Wickham Market 6 miles*
- *Ipswich 9 miles*

LOBBY | ENTRANCE/DINING HALL | SITTING ROOM  
KITCHEN | UTILITY ROOM | CELLAR | 2 BEDROOMS | EN  
SUITE BATHROOM | EN SUITE SHOWER ROOM |  
DRESSING AREA

Located on the River Deben, Woodbridge is a beautiful and historic market town, retaining much exceptional architecture, including numerous timber framed buildings. The town has first class amenities including independent shops and boutiques, supermarkets and a wide choice of restaurants, pubs and bars, together with a broad range of professional services. Situated close to the Waterfront is a cinema/restaurant and leisure centre. Schools in the area include St Mary's Primary School, Farlingaye High School and the independent Woodbridge School (4-18).

Woodbridge retains its strong links with the river and sea, as well as on a more recreational basis with an active marina and yacht club, along with other sailing clubs on the Deben, as well as its scenic riverside walks and renowned bird watching. The town is served by a branch line railway station, linking with the mainline service from London to Norwich at Ipswich. The A12 bypasses Woodbridge and provides a dual carriageway direct to London and links with the A14.

Linden House is an excellent pied-a-terre located in the heart of Woodbridge, within walking distance of The Thoroughfare and all of the excellent local amenities. The property forms part of a late 18<sup>th</sup> Century Grade II listed house, built of red brick elevations with inset sash windows under a tiled roof.

**A superb two-bedroom townhouse, part of an impressive Grade II listed building, situated in the heart of Woodbridge.**

**Guide: £395,000 FREEHOLD**



The entrance to Linden House is impressive, with a panelled front door with moulded architraves and a pediment. This opens to a lobby with inner doors opening to the entrance hall which has a fine period staircase. Typical of the period, the rooms are well-proportioned with high ceilings and period detail including panelled doors with architraves and moulded cornicing.

The sitting room features a fireplace with an ornate marble mantelpiece and houses a wood-burner, and has a door to the kitchen, which is also accessed off the hall. The kitchen is fitted with a range of bespoke painted units, including a Belfast sink, integrated Bosch dishwasher, and a bank of full-height cupboards with integrated Liebherr fridge/freezer. There is a Rangemaster electric range with extractor hood over. Located off the hall is a utility room with plumbing for a washing machine, and a butler's sink, as well as a cellar accessed via a trap door.

The staircase ascends, via a half-landing, to the first-floor landing. The generous master bedroom has a fire grate with mantelpiece and an en suite bathroom with a resin claw foot bath, vanity unit and WC. The second bedroom is accessed through a dressing area, with a bank of fitted wardrobes, and has an en suite shower room comprising shower cubicle, handbasin and WC.

There is no outside space at the property.

### Services

Mains water, gas, electricity and drainage connected. Gas-fired central heating to radiators.

### Local Authority

East Suffolk District Council. Council Tax Band D.

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

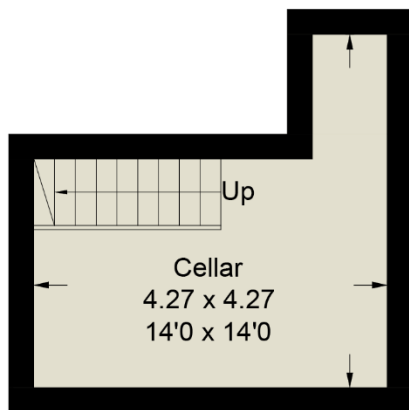


# Linden House, Woodbridge

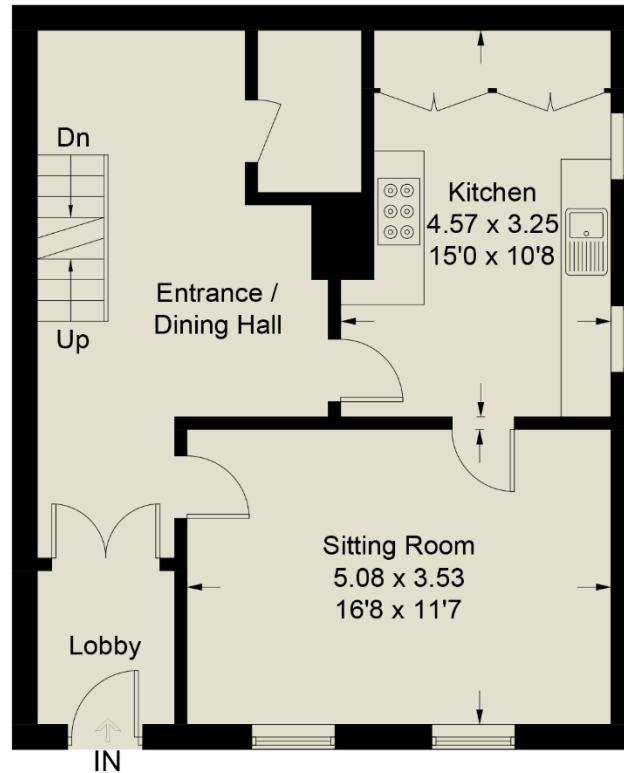
Approximate Gross Internal Area = 115.4 sq m / 1242 sq ft

Cellar = 13.0 sq m / 140 sq ft

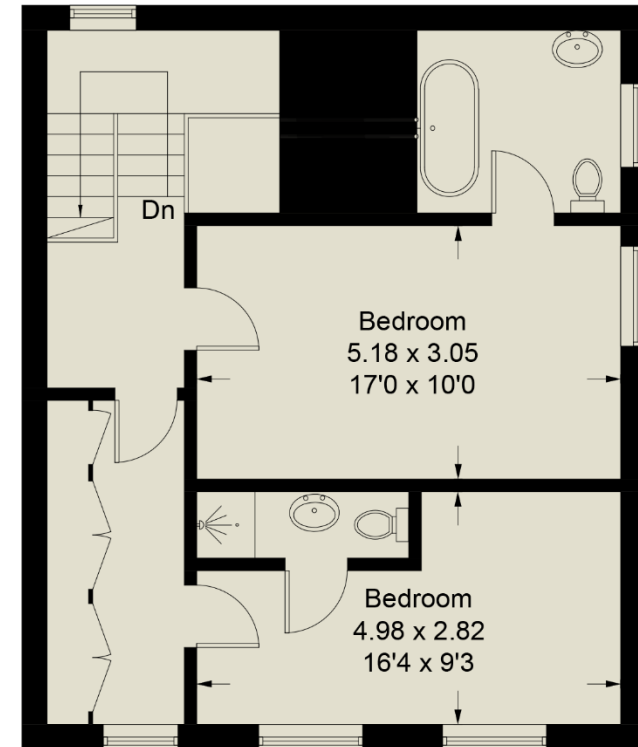
Total = 128.4 sq m / 1382 sq ft



Cellar



Ground Floor



First Floor

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Produced for Bedfords

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Bedfords | 01728 454505**  
ald@bedfords.co.uk  
145 High Street, Aldeburgh  
Suffolk IP15 5AN