



58 Seckford Street, Woodbridge, Suffolk

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ESTABLISHED 1966

**58 Seckford Street
Woodbridge
Suffolk
IP12 4LY**

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

ENTRANCE HALL | BEDROOM WITH EN SUITE SHOWER ROOM | LIVING/DINING ROOM | KITCHEN | FAMILY BATHROOM | BEDROOM 2 | BEDROOM 3/DRESSING ROOM | COURTYARD GARDEN

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.

58 Seckford Street is a detached house built of brick elevations under a pantile roof. The property has been updated and has a well-presented interior laid out over two floors, with the majority of the living space on the first-floor including an impressive vaulted living room.

**A wonderful detached house situated in the heart of Woodbridge,
with versatile living space and a private courtyard garden.**

Guide: £595,000 FREEHOLD



Approached through a private shared courtyard, the front door opens to an entrance hall with a deep brick arch providing useful storage space. A staircase ascends to the first-floor and a door leads to a ground floor bedroom with an en suite shower room with walk-in shower, vanity unit with mirror light and WC. The flooring throughout the house is a combination of ceramic tile and stained oak floorboards.

The dual-aspect living/dining room provides excellent entertaining space with doors opening to the courtyard garden and has a fireplace housing a wood-burner. The kitchen is fitted with a contemporary range of units, including a bank of full height cupboards, with integrated fridge/freezer, Neff oven, four ring ceramic hob, Neff slimline dishwasher and plumbing for a washing machine. There is a further cupboard housing the gas boiler with space for a tumble dryer.

Off the hallway is a family bathroom with a white suite of a bath, vanity unit with mirror light, and WC. There are two further bedrooms, one currently used as a dressing room with built in cupboards. This could easily be reinstated as a bedroom.

Outside

The property has an attractive private paved courtyard garden accessed via a wrought iron security gate. Designed on two levels, for ease of maintenance, there are raised beds with a wide variety of shrubs and the upper area has ample entertaining space and a brick garden store. The courtyard is enclosed by a mixture of brick wall, fence and hedge.

Services

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

EPC rating D.

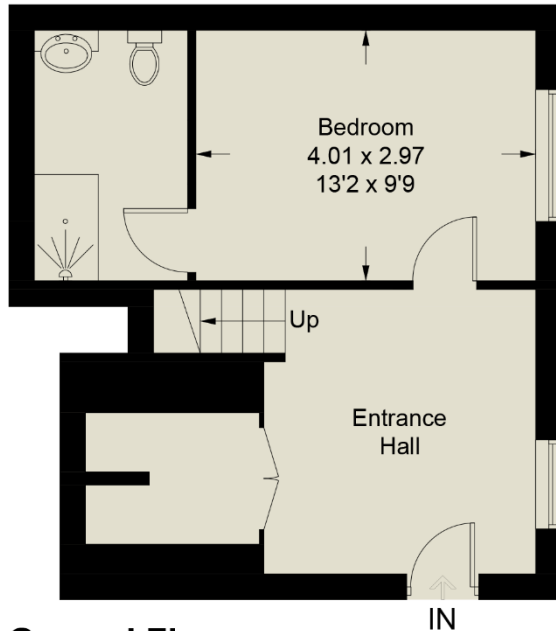
Local Authority: East Suffolk – Council Tax Band E

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

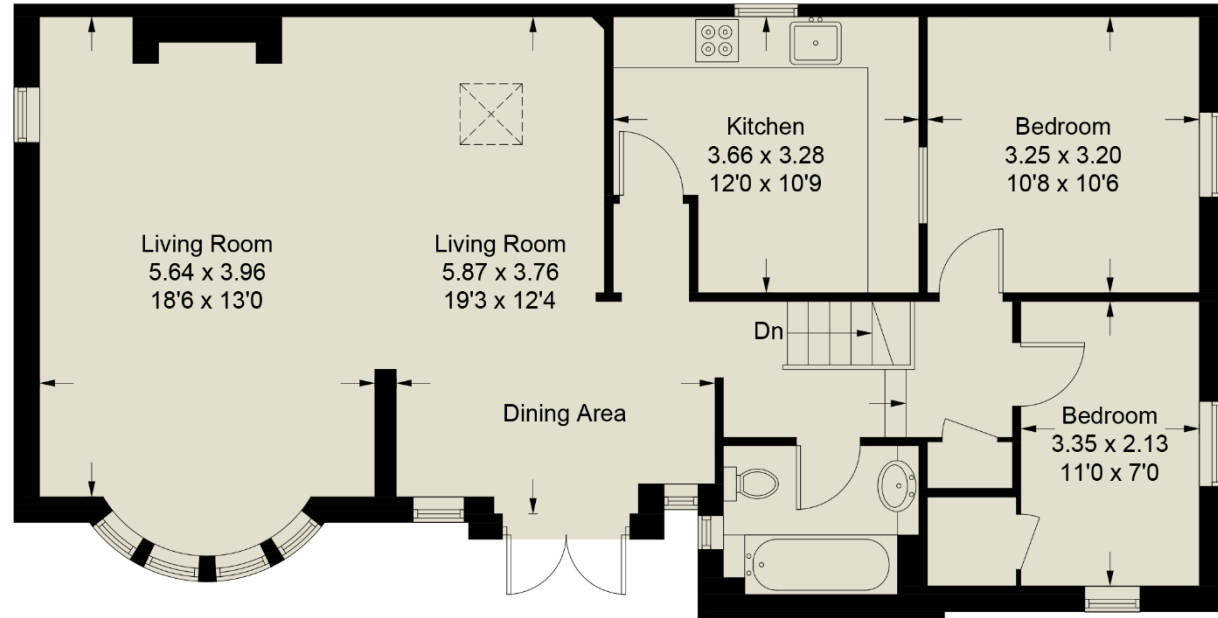


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Approximate Gross Internal Area = 112.0 sq m / 1204 sq ft

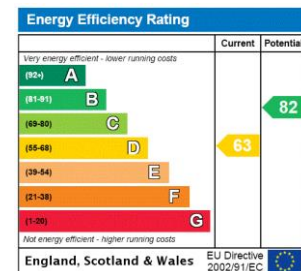


Ground Floor



First Floor And Upper Ground Floor

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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.

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