



12 MOORFIELD ROAD
WOODBIDGE, SUFFOLK

JACKSON-STOPS 

12 MOORFIELD ROAD
WOODBIDGE, SUFFOLK IP12 4JN

TOTAL APPROX. FLOOR AREA 1562 SQ FT / 145 SQ M

A detached home oriented to the south-east and located on this highly sought after road within the market town of Woodbridge



DISTANCES

- Market Hill, Thoroughfare & schools – within walking distance
- Rail station & River Deben – within a mile
- Ipswich - 8 miles (London Liverpool Street 60 mins)
- Snape Maltings + Concert Hall - 10 miles
- Rendlesham + Tunstall Forests - 10 miles
- Aldeburgh and the Heritage coast- 16 miles

FEATURES

- Detached property exceeding 1,500 sq ft
- 2 reception rooms
- Kitchen and utility room
- 4 bedrooms
- Bathroom
- Large garden oriented to the south-east and bordering Woodbridge School
- Driveway parking
- Garage/workshop
- Garden stores with potential to create home office/studio space
- Extension potential (STP)
- In all approximately ¼ acre
- Offered with no onward chain

GUIDE PRICE £795,000

THE PROPERTY

Positioned on the highly sought after Moorfield Road, and oriented to the south-east, bordering the prestigious Woodbridge School, the property is detached and arranged over two storeys, presenting brick and rendered elevations beneath pitched tiled roofs. Extending to some 1,500 sq ft, the property offers two balancing reception rooms with fireplaces, a kitchen and utility room along with WC, whilst the first floor offers four bedrooms, the larger of which benefits from French doors to a balcony overlooking the garden, along with a large bathroom.

There is a driveway parking to the front, along with garage and useful brick stores, which could become a home office/studio space, whilst the sheltered and private rear garden is south-east facing and mainly laid to lawn with established boundaries. In all the property extends to approximately ¼ acre.

The property has recently undergone a programme of redecoration, along with the installation of secondary glazing, however, the site could take significant extension works subject to planning approval.

LOCATION

Farlingaye High School, Woodbridge School (Senior & Prep schools), and St Mary's Primary school are within walking distance, and easily accessible are all of the facilities that central Woodbridge has to offer, including its many varied shops, pubs and restaurants, as well as top performing schools, churches and rail station, from where regular branch line services connect through to the county town of Ipswich, with main line services to London's Liverpool Street station. The nearby river, upon which Woodbridge's prosperity was based, provides a variety of water sport opportunities and there are further sports, social clubs and societies catering for all interests in and around the town.



DIRECTIONS (IP12 4JN)

From the A12 bypassing Woodbridge, take the 'Dobbies' roundabout into Grundisburgh Road and at the junction turn right into Burkitt Road, and then immediately left into Moorfield Road. The property will be found fifth on the right hand side and marked with a sale board.

What3words: sliding.twee.tigers

PROPERTY INFORMATION

Services: Mains, electricity, water, drainage and gas are connected

Mobile: Ofcom reports mobile signal likely with the main providers.

Broadband: Ofcom reports ultrafast broadband is available at the property.

EPC: D

Council Tax: Band F. East Suffolk Council

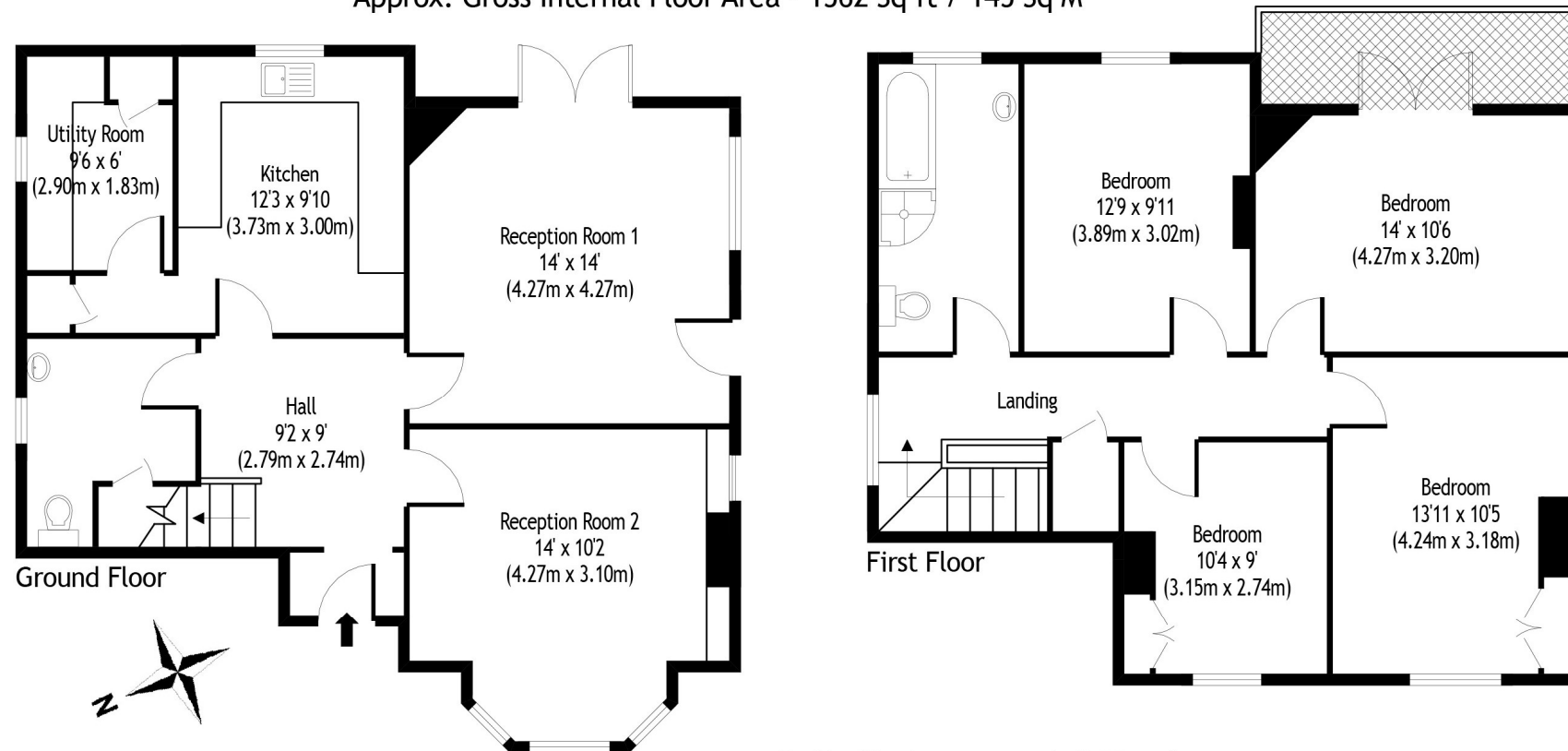
Tenure: Freehold with vacant possession at completion.

Viewings: By appointment with Jackson-Stops Tel. 01473 218218.

AGENTS NOTE

There is currently a personal gate in the rear boundary, directly accessing the Woodbridge School Campus, but it will be a condition of sale that this access point is removed and sealed.

Approx. Gross Internal Floor Area - 1562 Sq ft / 145 Sq M



For identification purposes only. Not to scale.
Produced for Jackson-Stops

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