



HIGH BIRD VIEW
WALDRINGFIELD, NR WOODBRIDGE, SUFFOLK

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TOTAL APPROX. FLOOR AREA 2,309 SQ FT / 214 SQ M

A modern property within the popular riverside village of Waldringfield with fine rural views and offered with no onward chain



DISTANCES

- River Deben, Sailing Club and Maybush Inn – 2 minutes' walk
- A12 – 2.5 miles
- Woodbridge – 5 miles
- Ipswich – 7 miles (London Liverpool Street 60 mins)
- Felixstowe – 10 miles

FEATURES

- Detached property extending to 2,309 sq ft
- Large kitchen/dining room
- Sitting room with woodburning stove
- Study/bedroom 4
- Ground floor wet room
- 3 first floor bedrooms all with en suite
- Double garage
- Extensive driveway parking
- Private rear garden orientated to the southwest
- Fine rural views
- Offered with no onward chain

Guide Price: £895,000



THE PROPERTY

Positioned on the edge of the riverside village of Waldringfield, and commanding field views, High Bird View was constructed by the current owner in 2014 and offers 2,309 sq ft of accommodation, arranged over two storeys.

Presenting brick and timbered elevations, with dormers and internal balconies, the property offers an expansive kitchen and dining room with doors to the rear terrace, along with large living room, complete with wood burning stove and double doors to the rear. In addition, there is a large study/bedroom 4 serviced by a wet room, along with internal door accessing the double garage, complete with utility area.

A bespoke steel beam and wood stair rises to the first floor, with three double bedrooms, all complete with en suite, and one with dressing room/nursery, with the larger of the two benefitting from double doors onto respective balconies, commanding field views to the rear.

The property is offered with no onward chain.



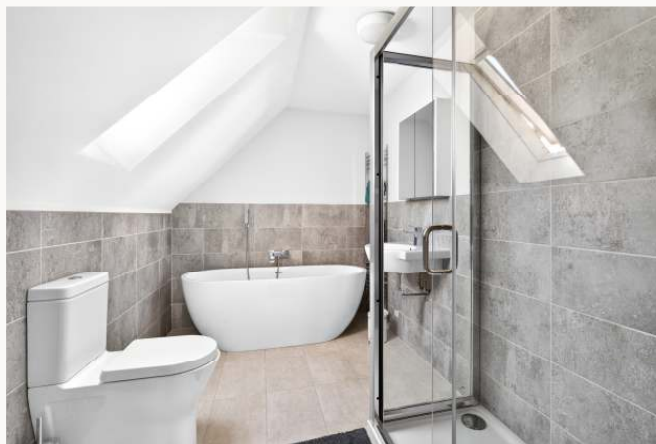
OUTSIDE

From School Road a long driveway leads through brick piers to an extensive parking area with access to the double garage with roller shutter door, whilst a field gate to the side provides access to the private and sheltered rear garden which is mainly laid to lawn and provides a semi open aspect across the fields beyond.

LOCATION

The sought after village of Waldringfield sits on the banks of the River Deben and has an active community, together with a primary school and sailing club, as well as the renowned riverside pub (The Maybush). The Deben, within walking distance, is one of the most picturesque rivers in the county offering excellent sailing and water sport opportunities. There is also a network of footpaths along the riverbank and through the surrounding countryside.

The riverfront town of Woodbridge (5 miles) and the county town of Ipswich (7 miles) are both easily accessed and provide a full range of shopping, commercial and recreational opportunities, together with top performing schools in both the public and private sectors. The A12 dual carriageway lies just 2 miles to the west and links to London's M25 as well as Cambridge and the Midlands (via the A14), whilst main line rail services run from Ipswich to London's Liverpool Street Station in just over one hour with branch line services also available at Woodbridge.



DIRECTIONS (IP12 4QR)

From the A12 as it bypasses Martlesham Heath, turn off at the Foxhall Road roundabout signed to Waldringfield. Upon entering the village follow the road around the 90-degree right hand bend, where the head of the drive will be found on the right, signed High Bird View.

What3words: ///inspector.seducing.buzzing

PROPERTY INFORMATION

Services: Mains electricity, water & drainage are connected. Oil-fired central heating system.

Mobile: Ofcom reports variable to good mobile signal by the main providers.

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

EPC: D

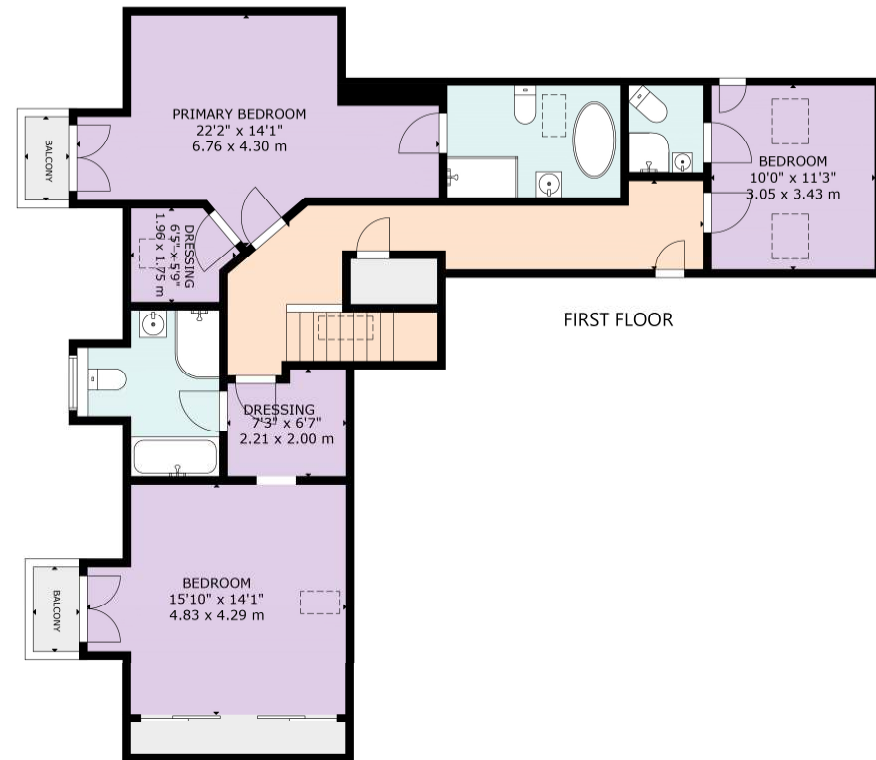
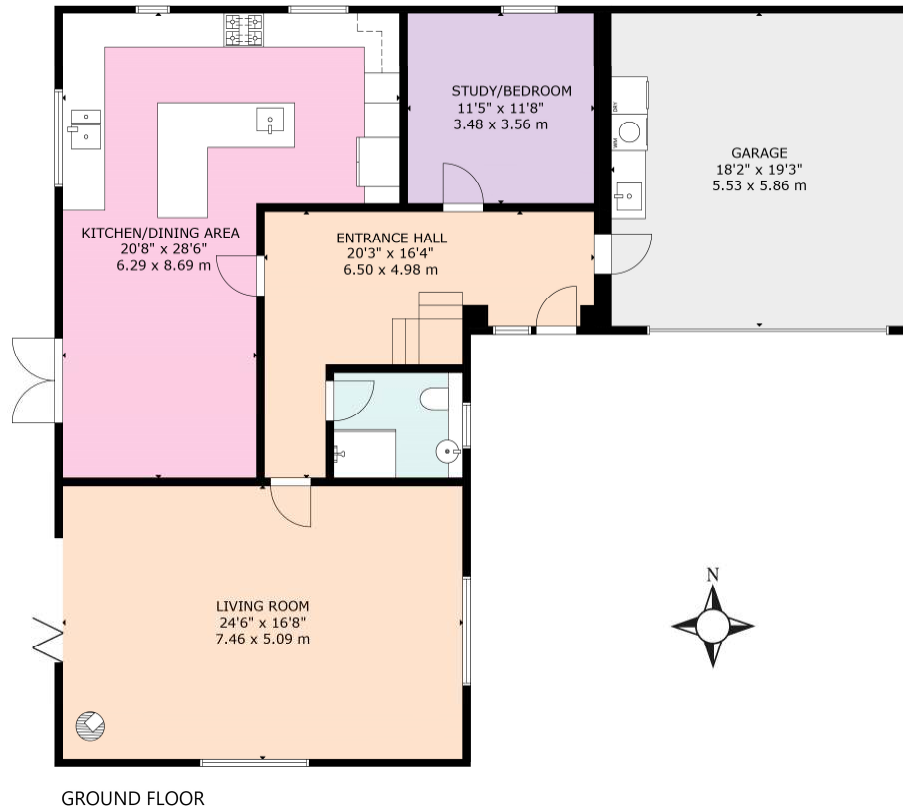
Council Tax: Band D. East Suffolk Council.

Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: Items regarded as fixtures and fittings are initially excluded from the sale, although certain items may be available by separate negotiation.

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

HIGH BIRD VIEW, WALDRINGFIELD
Total Approximate Internal Area: 214m sq/ 2309 sq ft
Garage: 32m sq/ 348 sq ft



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JACKSON-STOPS

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