



Superbly located and updated detached house

71 Seckford Street, Woodbridge, IP12 4LZ

Freehold





4 bedrooms • 2 bath/shower rooms • 2 reception rooms
 • Study • Kitchen/dining room • Utility, pantry &
 cloakroom • 2 Storey garage (potential annexe STP) &
 off road parking • Pretty cottage garden

Local information

Distances
 Ipswich: 8.5 miles
 (London's Liverpool Street
 Station from 65 minutes from
 Ipswich Station)

71 Seckford Street is situated in
 the popular market town of
 Woodbridge, one of the most
 attractive and appealing small
 market towns in East Anglia.

Woodbridge has better than
 average shopping, educational
 and recreational facilities and
 there is a train service to London
 via Ipswich. It has a thriving
 centre with numerous shops,
 restaurants, leisure facilities, a
 theatre, cinema and a busy
 marina on the banks of the River
 Deben.

Ipswich, the county town of
 Suffolk, has a direct line service
 to London's Liverpool Street
 station. The coast is nearby with
 Orford and Aldeburgh being a
 great attraction to the sailing
 enthusiast as is the river Deben.

About this property

71 Seckford Street is a well
 appointed Grade II listed four
 bedroom detached house with a
 garage, featuring a folly and
 ample off road parking.

The property is believed to date
 from the early 19th century and
 was a former pub 'Brick Makers
 Arms' with origins dating back to
 1780. The house was extended in
 1837 and the single storey
 extension was built in 2007.

Retaining much of the original
 character the property combines
 a modernistic flair, creating a
 fabulous living space over three
 floors.

With solid wood floors in a lot of
 the downstairs and sash windows
 the bright and well presented
 accommodation comprises a
 traditional entrance hallway, open
 plan sitting/dining room with a
 fitted wood burning stove and a
 study.

The kitchen/dining room is a
 fantastic space benefitting from a
 vaulted ceiling with exposed
 timbers and dual aspect offering
 views across the rear garden and
 patio area.

The kitchen is fitted a range of
 wooden base and wall mounted
 units and a large island unit. The
 utility room gives access to an
 additional cloakroom, shower
 room and pantry.

There is a downstairs bedroom/
 reception room which is sub-
 divided providing a well
 proportioned room with French
 doors out onto the patio.

The first floor has three
 bedrooms and a family
 bathroom.

Outside

The rear garden is mainly laid to
 lawn with mature trees and
 shrubs enclosed by a mixture of
 brick walls and panel fencing. A
 patio runs along the rear of the
 property and is perfect for al



fresco dining. The garden has three sheds and BBQ area. There is also hard standing for two additional cars on the patio in front of the garage.

Garage

The large garage has mains water, drainage, power and lights and incorporates a spiral staircase within an external turret that leads to the attic room above and the garage has an electrically operated door as well as two pedestrian doors and rear patio.

The garage is accessed via Bridgewood Road. There is parking for two off road parking spaces (potentially 4) outside the garage.

Services

Mains electricity, water, gas and drainage. There is also a well in the rear garden.

Directions

From London take the A12 bypass Chelmsford, Colchester and Ipswich. Take the second roundabout signposted Woodbridge and continue in to Market Hill.

Turn right past the Kings Head Pub on to Seckford Street. 71 Seckford will be seen shortly on the left.

Tenure

Freehold

Local Authority

East Suffolk District Council

Viewing

Strictly by appointment with Savills





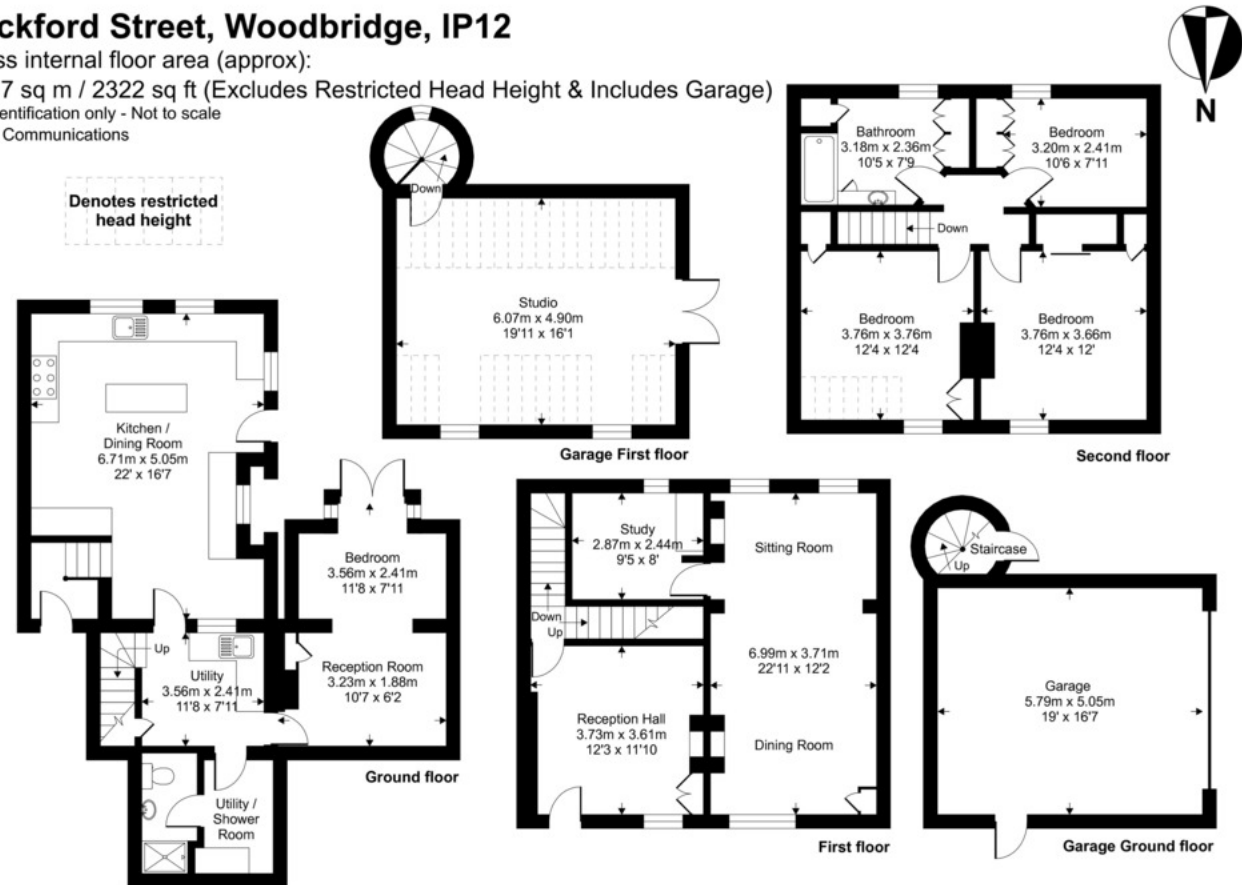
Seckford Street, Woodbridge, IP12

Gross internal floor area (approx):

215.7 sq m / 2322 sq ft (Excludes Restricted Head Height & Includes Garage)

For Identification only - Not to scale

Niche Communications



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