



20 North Hill
Woodbridge, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A newly constructed, contemporary bungalow set along a sought-after road in Woodbridge, with south-facing garden.

A beautifully presented, new-build bungalow offering airy, light and attractive accommodation throughout, set in a sought-after position in the popular Suffolk town of Woodbridge, with ample off-road parking and car port.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DOUBLE CARPORT



SOUTH-FACING GARDEN



FREEHOLD



RIVERSIDE TOWN



**1,422 SQ FT -
1,751 SQ FT**



**GUIDE PRICE
£895,000**



The property

Built with light and roof-top views in mind, 20 North Hill is a highly attractive, newly-built home. Featuring splendid red brick and clad elevations, and set within a south-facing landscaped garden, the property features elegant modern fittings, clean, neutral décor and an open-plan layout, creating a wonderful sense of space.

The main everyday living and entertaining area is the split-level kitchen/dining room/sitting room, with its upper kitchen, which is fitted with shaker-style units to base and wall level, as well as granite worktops, a split butler sink, a central island and integrated appliances, including dual ovens and an induction hob with an extractor hood overhead. Ample space is provided for a dining table on the upper area, while a glass balustrade and oak steps lead to the lower level, where a spacious sitting room can be found with its dual aspect offering views over the garden and Woodbridge roofline beyond, as well as French doors opening to the rear garden.

A utility room provides further space for home storage and appliances, as well as useful side access. The remaining accommodation includes a generous main bedroom with an en suite shower room finished to a high-specification and built-in wardrobe, along with two further bedrooms both served by the equally high-spec family bathroom. The internal space does allow for flexibility, with bedroom 2 or 3 creating ideal alternative use as an additional sitting room or study if required.

Outside

A block-paved driveway provides parking for several vehicles, as well as access to the carport, which is recessed into the neighbouring banked slope. The garden is south and west-facing, welcoming plenty of sunlight through the day; arranged in a terraced layout with lawns and railway-sleeper retaining walls, as well as a patio area at the back of the house, which is ideal for al fresco dining. The lower lawn has raised railway sleeper border beds with various shrubs, and is enclosed by established hedgerow and high timber fencing for a sense of privacy.



Location

Located on the fringes of the Suffolk Coast & Heaths AONB, the vibrant market town of Woodbridge offers an excellent array of day-to-day amenities including a wide range of independent and high street shops, boutiques, galleries, eateries and pubs, together with leisure facilities including a museum, cinema and theatre, sports centre, swimming pool, golf course and marina. The surrounding Deben Valley provides further recreational facilities; countless walks, forest trails, bridleways, sailing and river rowing, and excellent golf courses at Ufford, Aldeburgh and Thorpeness.

There are a number of excellent local schools in both the state and independent sectors. Communications links are excellent: the nearby A12 offers easy access to the A14 and as well as to Ipswich and the Suffolk Heritage Coast, including the seaside towns of Aldeburgh, Southwold and Thorpeness. A regular train service runs from the town's station to London Liverpool Street via Ipswich.

Distances

- Woodbridge centre 0.5 miles
- Ipswich 10.1 miles
- Aldeburgh 16.5 miles

Nearby Stations

- Woodbridge

Key Locations

- Woodbridge Tide Mill Museum
- Sutton Hoo (National Trust)
- Orford Castle
- Rendlesham Forest

Nearby Schools

- Woodbridge School and Prep
- Farlingaye High School
- Woodbridge Primary School
- Framlingham College and Prep





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 1,422 sq ft (132 sq m)

Carport internal area 329 sq ft (31 sq m)

Total internal area 1,751 sq ft (163 sq m)

For identification purposes only.

Directions

IP12 1HH

what3words: ///delight.repelled.sprayed

General

Local Authority: East Suffolk Council

Services: All mains services are connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: TBC

EPC Rating: B

Agent's note: There is a creeping freehold in relation to the car port which is recessed into a sloping bank that falls within the gardens of the neighbouring property.

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Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com

struttandparker.com



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