

*A spacious 1980s five bedroom family house offering over 2,000 sq ft of accommodation, on the western edge of Woodbridge.*

Guide Price  
£750,000 Freehold  
Ref: P7557/J

Pine House  
113 Ipswich Road  
Woodbridge  
Suffolk  
IP12 4BY



Entrance hall, 17' sitting room, 14' dining room, kitchen, utility room and cloakroom.

Principal bedroom with en-suite shower room, four further double bedrooms and family bathroom.

Driveway and integral single garage.

Good size gardens to the sides and rear.

Contact Us



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## Location

The property is set along Ipswich Road, towards the western edge of the popular and historic market town of Woodbridge. Woodbridge is probably best known for its outstanding riverside setting, but also offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 10 miles to the south-west. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

## Description

Pine House is a spacious five bedroom family house, that is located on the western edge of the popular and desirable market town of Woodbridge. Believed to date from the mid 1980s, Pine House offers just over 2,000 sq ft (186 sqm) of accommodation comprising a spacious entrance hall, a 17' sitting room with open fireplace, 14' dining room, kitchen, utility room and cloakroom on the ground floor. On the first floor there is a principal bedroom with en-suite shower room, four further double bedrooms and a family bathroom.

Outside there is a generous tarmac driveway that is sufficiently large enough to park two to three vehicles, together with an integral single garage.

The good size gardens will be found to the sides and rear of Pine House, with a particularly large, south-easterly facing garden to the rear, that enjoys the sun for much of the day. Here there is also a good size patio area, which can be directly accessed from the sitting room.

Pine House has been tenanted for a number of years, but has been maintained well during that time, and during 2024 the entirety of the exterior was decorated. The interior is perfectly serviceable, but is now somewhat dated by modern standards, which provides an exciting opportunity for an incoming purchaser to place their own particular style and taste upon the property, as well as possibly reconfiguring the layout as well.









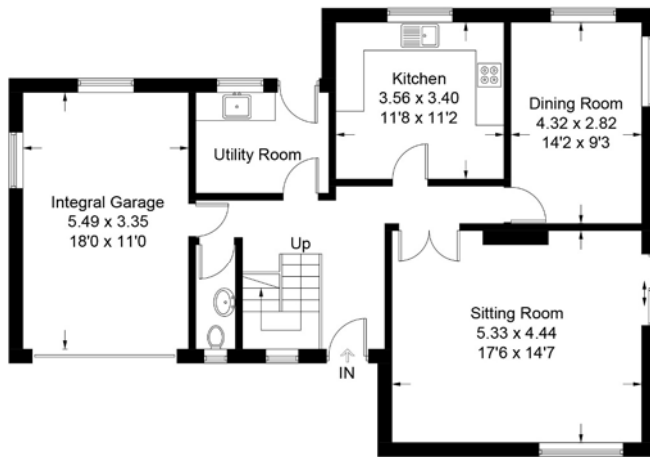




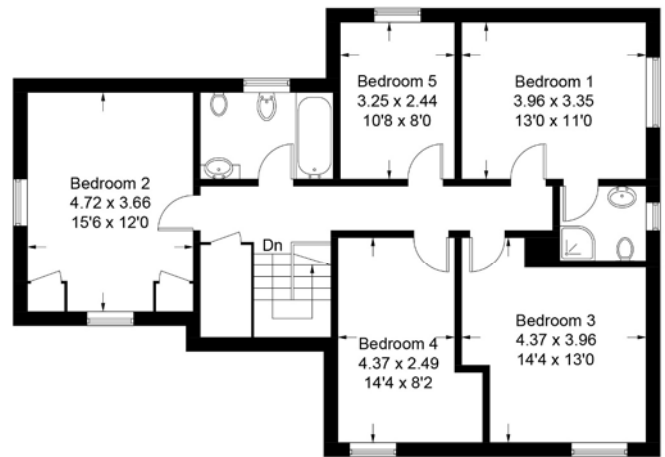


# Pine House, 113 Ipswich Road, Woodbridge.

Approximate Gross Internal Area = 186.1 sq m / 2003 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity, water, drainage and gas connected. Gas-fired boiler serving the central heating and hot water systems.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (Copy available from the agents upon request).

*Council Tax* Band F; £3,148.24 payable per annum 2024/2025

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*March 2025*



## Directions

Proceeding in a north-easterly direction along the A12 from the Martlesham area turn right at the roundabout onto Ipswich Road (B1438) where signposted to Woodbridge town centre. Continue over the mini roundabout, past the Deben Seal Ego restaurant on the left hand side where the property will be found a short way along on the right hand side.

What3Words location: /// lifts.aliens.swung



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