

An extended four bedroom chalet bungalow with an excellent range of outbuildings, occupying a generous plot of over half an acre.

Guide Price
£725,000 Freehold
Ref: P7130/J

Park Lodge
Bredfield
Woodbridge
Suffolk
IP13 6AA



Entrance hall, drawing room, sitting room, kitchen and dining room, ground floor bedroom and bathroom.
Three first floor double bedrooms and shower room.
Outbuildings including double garage with WC and studio above, games room and workshop/store.
Substantial front driveway and large enclosed garden at the rear.
In all, just over half an acre.

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Location

Park Lodge is located adjacent to the A12 and on the outskirts of the popular village of Bredfield. Bredfield, which is some 1.5 miles to the north-west, benefits from a community run village shop, village hall and church, bowls club and two tennis courts. Park Lodge is only 1.5 miles from the historic market town of Woodbridge, which is situated on the banks of the River Deben and provides an excellent array of facilities including shops, boutiques, restaurants, a swimming pool, theatre and cinema, doctors' surgery and railway station. Trains from the station connect to Ipswich with direct trains through to London's Liverpool Street station taking just over the hour.

There are several sailing clubs and marinas in the town and various golf courses within a few miles. Woodbridge also has excellent schooling in both the state and private sector. The County town of Ipswich lies about 7 miles to the south-west and other areas of the Heritage Coast are within easy reach with nearby popular centres including Orford, Aldeburgh, Thorpeness and Southwold.

Description

Park Lodge is a well presented and recently extended four bedroom chalet bungalow, that occupies a generous plot of over half an acre and offers an excellent range of outbuildings including a double garage with studio above, separate studio room and workshop/store.

The vendors acquired the property just over 10 years ago, and in the intervening period have extended Park Lodge to create a light and spacious four double bedroom home. The extension in 2014 created a stunning open plan kitchen and dining room arrangement, that links wonderfully well with the adjoining sitting room. The ground floor accommodation also includes a separate drawing room, ground floor double bedroom and well fitted bathroom. On the first floor there is a generous master bedroom, two further double bedrooms and a shower room.

Being located adjacent to the A12, Park Lodge is also extremely accessible, with good road links to Woodbridge, Ipswich and beyond as well as Ufford, Wickham Market and the Heritage Coast.



The Accommodation

Ground Floor

A part glazed composite door with side lights that is set within a covered porch opens into the

Entrance Hall

With staircase rising to the First Floor, with useful **understairs storage cupboard**, tiled flooring throughout, radiator and doors off to

Drawing Room 19' x 11'5 (5.79m x 3.48m)

A spacious, twin aspect reception room with fully glazed French doors offering plenty of light and access to the rear patio and garden. The focal point of the room is the fireplace containing the Stovax multi fuel burning stove set on a raised polished stone hearth. Herringbone wooden block flooring, radiator and TV point.



Sitting Room 21'7 x 11' (6.58m x 3.35m)

Linking wonderfully well with the Kitchen and Dining Room, the focal point of the room is the fireplace housing the Woodwarm multi-fuel burning stove, set on a raised tiled hearth. Tiled flooring throughout, radiator, TV point and built-in storage cupboards. Telephone point. Wide opening through to the



Kitchen and Dining Room 29'8 x 21'6 (9.04m x 6.55m)

A stunning area that formed part of the extension to the property in 2014. The kitchen area is well fitted with an excellent range of cupboard and drawer units with granite worksurfaces over incorporating a stainless steel sink with mixer tap and carved drainer to the side. Bosch double oven and grill with matching oven, microwave and induction hob with light and extractor hood over. Integral Smeg dishwasher, recess and plumbing for washing machine and recess with water connection point for American style fridge/freezer. Door returning to the Entrance Hall, tiled flooring throughout and radiator. The Dining Room also benefits from a large aluminium framed bi-fold door that opens onto the side patio and gardens, together with a large casement window on the front elevation overlooking the driveway.



Returning to the Entrance Hall another door provides access to

Ground Floor Bedroom 11'6 x 11'6 (3.51m x 3.51m)

A good size double bedroom with large window on the front elevation overlooking the driveway and gardens. Radiator.



Bathroom

With suite comprising panelled bath in tiled surround with Aqualisa mixer shower over, WC and pedestal wash basin. Heated towel rail and extractor fan.

Stairs from the Entrance Hall rise to the

First Floor

Landing

With access to roof space, radiator and doors off to

Bedroom One 20' x 17' (6.1m x 5.18m)

A wonderfully spacious double bedroom that forms part of the 2014 extension with large casement window on the gable elevation, together with Velux window lights providing additional light. Walk-in wardrobe cupboard with sliding doors and inset mirror. Air management system.



Bedroom Two 11'6 x 8' (3.51m x 2.44m)

Another good size double bedroom with dormer window on the front elevation offering plenty of light and views to the front. **Walk-in wardrobe cupboard**, fitted drawers and useful eaves storage area. Radiator and Mitsubishi air conditioning unit.



Bedroom Three 15'6 x 7' (4.72m x 2.13m)

A double bedroom that is currently used as a Study/Office with dormer window on the side elevation offering plenty of light. Eaves storage cupboard, fitted drawer units, radiator and Mitsubishi air conditioning unit.

Shower Room

Fully tiled and with Aqualisa mixer shower, WC and pedestal wash basin. Heated towel rail.

Outside

A pair of side hung wooden gates with remote access open onto a large block paved parking and turning area to the front of Park Lodge, from where access can be gained to the covered porch and front door, and side patio. Access can also be gained to the **Workshop**, and there is a second double gate that provides an additional access onto the adjacent lane. The driveway and parking area continue alongside Park Lodge to the **double garage** at the rear.

The driveway also includes a central island, laid to slate and granite chips with lamppost and maturing shrubs. There is also a border that runs alongside the driveway that contains a further range of flowers and shrubs.



Beside Park Lodge is a large patio area, partly enclosed within boxbush hedging, and this can be directly accessed from the bifold doors serving the Kitchen and Dining Room. The rear garden is of a very good size, with a block paved pathway immediately adjoining the rear of the property, beyond which is the garden. This is predominantly laid to lawn for ease of maintenance, but incorporating a beautiful copper beech.

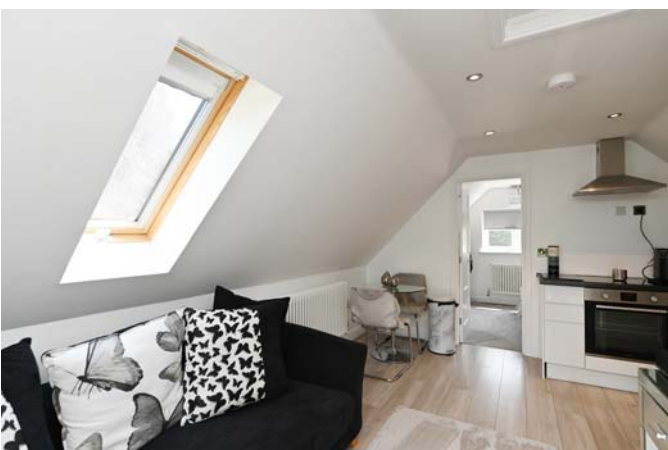
A number of established specimen trees and shrubs flank the eastern boundary and provide a good degree of screening from the adjoining A12. To the very rear of the garden is the **Games Room**, together with a useful concrete pad for storage. The rear garden is fully enclosed within close boarded fencing.

Outbuildings

Park Lodge includes a number of outbuildings including a **Double Garage** with WC together with Studio above, a **Games Room** and further **Workshop/Store**.

Just to the rear of Park Lodge and accessed via a wide driveway is the **Double Garage** with studio accommodation above. The garage benefits from remote operated up and over doors, power and light connected, personnel door to the rear and its own WC with sink unit. The building measures approximately 26' x 12' (7.92m x 3.66m).

To the rear of the Double Garage a galvanised staircase rises to a decked terrace area that overlooks the gardens and grounds. From here access can be gained to the **Studio** that is located above the garage. The studio benefits from a fitted kitchen area, 16' x 13'3 (4.88m x 4.04m), separate office room to the rear, 13'3 x 9'3 (4.04m x 2.82m) and bathroom. Heating is via a Calor Gas boiler located in the garage serving radiators and supplemented with a Mitsubishi air conditioning unit. The planning permission stipulates the use of the building as a studio serving the main house, but is temporarily being utilised by a member of the family.



The **Workshop/Store** is located to the front of the property and is accessed directly from the driveway. Of timber frame construction with side hung double doors on a concrete base, the building measures approximately 22'7 x 15'1 with power and light connected. The building also houses the newly fitted oil fired boiler.

To the very rear of the garden is the **Games Room**. Of timber frame construction and set on a brick plinth, this building is utilised as ancillary entertaining accommodation to Park Lodge. Measuring approximately 21' x 16' it comprises an open plan entertainment room with wood burner, tiled floor, recessed spotlighting and shower room with WC.







Site Plan - Indicative Only




Park Lodge, Bredfield

Approximate Gross Internal Area = 195 sq m / 2099 sq ft

Outbuildings = 99.5 sq m / 1071 sq ft

Total = 294.5 sq m / 3170 sq ft

 = Reduced headroom below 1.5m / 5'0"



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system. Oil fired boiler serving the hot water and central heating system. Air conditioning fitted to part.

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

Council Tax Band E; £2,531.45 payable per annum 2024/2025

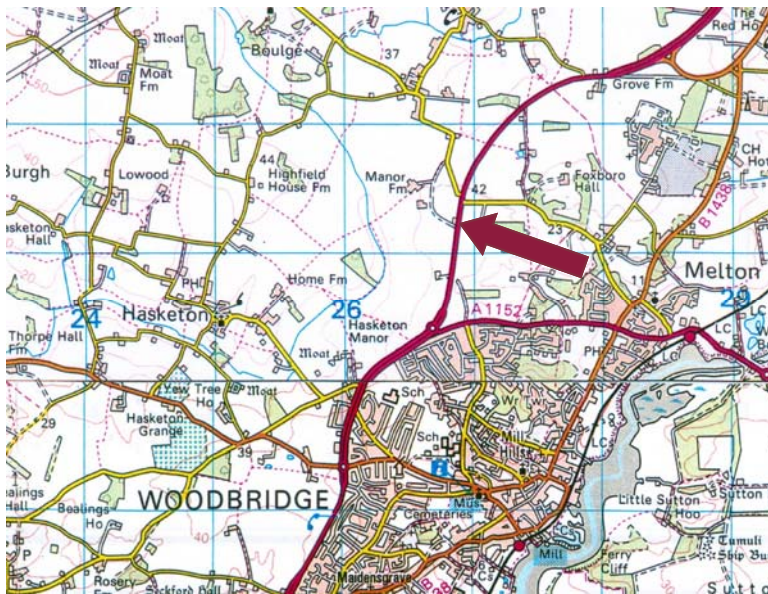
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

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.

September 2024



Directions

Proceeding in a northerly direction on the A12 by-pass the town of Woodbridge and head towards Bredfield and Wickham Market. Shortly before the turning to Bredfield, the entrance to Park Lodge will be found on the left hand side.

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