



Creek Bungalow Sandy Lane, Woodbridge

Minors & Brady



Creek Bungalow Sandy Lane

Woodbridge

Set within one of Woodbridge's most coveted locations and enjoying views towards the River Deben and Martlesham Creek, this detached bungalow offers a rare opportunity to secure a home of both immediate appeal and future potential. Occupying a substantial corner plot, the property provides versatile accommodation, established gardens, a garage and private parking, together with energy-efficient solar panels that generate a quarterly income. Just moments from riverside walks, open countryside and the many amenities that make Woodbridge such a desirable place to live, this is a home ideally suited to those seeking space, flexibility and the chance to create something truly special in an exceptional setting.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Solar panels are owned outright by the current owners, generating an income every quarter. This quarter was approx. £400.

Please note: This property has a shared driveway.





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- Situated in one of Woodbridge's most sought-after residential locations, close to the River Deben, Broom Heath and a network of scenic countryside and riverside walks
- Detached three-bedroom bungalow offering well-balanced and versatile accommodation, ideal for a variety of lifestyles and living arrangements
- Occupying a substantial corner plot with established gardens to the front, side and rear, providing a wonderful sense of space both inside and out
- Attractive views towards the River Deben and Martlesham Creek, enhancing the property's highly desirable setting
- Impressive triple-aspect sitting and dining room, filled with natural light and featuring a charming log-burning stove as a central focal point
- Well-appointed kitchen with a range of fitted units, ample worktop space and room for a variety of everyday appliances
- Flexible study which can easily serve as a home office, hobby room or third bedroom, depending on individual requirements
- Bright and spacious sun room with direct access to a private enclosed patio, creating an ideal space for entertaining and outdoor dining
- Two generous bedrooms, both benefitting from fitted wardrobes and additional built-in storage, complemented by a family bathroom
- Driveway parking and garage with power and lighting, together with energy-efficient solar panels generating a quarterly income and excellent potential to renovate or extend, subject to planning





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The Location

Sandy Lane is situated within the highly desirable market town of Woodbridge, one of Suffolk's most attractive and historic locations. Located alongside the River Deben and surrounded by picturesque countryside, Woodbridge offers an exceptional blend of heritage, lifestyle and convenience, making it a popular choice for families, professionals and retirees alike.

Residents benefit from an excellent range of amenities, including independent boutiques, supermarkets, cafés, restaurants, public houses and healthcare facilities. The town is renowned for its vibrant community atmosphere and rich history, with notable landmarks such as the iconic Tide Mill, Woodbridge Waterfront and the nearby Sutton Hoo Anglo-Saxon burial site contributing to its unique character and appeal.

The area is well served by highly regarded schools and a variety of leisure facilities, including sports clubs, fitness centres and scenic riverside walks. Woodbridge town centre provides a diverse selection of shops and services, whilst the nearby county town of Ipswich offers extensive retail, commercial and entertainment opportunities.

For commuters, Woodbridge railway station provides regular services to Ipswich, connecting onwards to London Liverpool Street and wider national rail networks. The A12 is easily accessible, offering convenient road links to Ipswich, Colchester, Chelmsford and London.

Woodbridge is particularly celebrated for its natural beauty, with the River Deben, Suffolk Coast & Heaths National Landscape and a wealth of nearby walking and cycling routes providing excellent opportunities for outdoor recreation. Popular destinations including Aldeburgh, Orford and the Heritage Coast are all within easy reach, further enhancing the area's enduring appeal



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Occupying a substantial corner plot in one of Woodbridge's most desirable residential locations, this detached three-bedroom bungalow enjoys views towards the River Deben and Martlesham Creek. Positioned on Sandy Lane, close to woodland walks, local amenities and highly regarded schools, the property offers adaptable single-storey accommodation, established gardens and excellent potential to renovate, reconfigure or extend, subject to the necessary planning consents.

The accommodation is well arranged and filled with natural light. A welcoming entrance hall serves as the central hub of the home, with large windows, internal glazing and useful built-in storage cupboards enhancing both practicality and flow.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a sink, freestanding oven, hob and extractor hood. Space is provided for a fridge/freezer, dishwasher and washing machine, creating a highly functional room with scope for future upgrading.

The sitting and dining room forms the heart of the home. Enjoying a triple-aspect outlook, the room is wonderfully bright throughout the day, with large windows drawing in natural light and offering views of the surrounding gardens. A log-burning stove creates a welcoming focal point, while the generous layout comfortably accommodates both seating and dining areas, making it equally suited to everyday living and entertaining.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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A separate study provides valuable flexibility and can easily serve as a third bedroom, hobby room or dedicated workspace, ideal for modern lifestyles.

Beyond, the sun room offers a particularly attractive extension of the living space. With patio doors opening directly onto the enclosed terrace, it provides an excellent setting for enjoying the garden throughout the seasons and creates a natural connection between inside and out.

The two principal bedrooms are positioned towards the quieter side of the property, each benefitting from fitted wardrobes together with additional built-in storage. Both enjoy pleasant garden outlooks, while the family bathroom is fitted with a bath and shower over, wash hand basin and WC.

Outside, the property's generous corner plot is a significant feature. The enclosed patio, accessed directly from the sun room, is well suited to outdoor dining, summer entertaining and relaxed evenings with family and friends. Steps lead to lawned gardens enhanced by established flowers, shrubs and seasonal planting, while additional garden areas wrap around the property, providing a wonderful sense of space and further opportunities for landscaping or future enhancement.

A driveway provides off-road parking and leads to a garage with power and lighting connected, offering useful storage and workshop space.

Further benefits include energy-efficient solar panels which generate a quarterly income, helping to reduce running costs while adding to the property's appeal.



Set within one of Woodbridge's most coveted locations and enjoying views towards the River Deben and Martlesham Creek, this detached bungalow offers a rare opportunity to secure a home of both immediate appeal

Ground Floor

Approx. 131.1 sq. metres (1411.1 sq. feet)
(excluding Hall, Hall, Inner Hallway)



Total area: approx. 131.1 sq. metres (1411.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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