



**Teachers House, Main Road, Woodbridge, IP13 9LZ**

**welcome to**

## **Teachers House, Main Road, Woodbridge**

GUIDE PRICE-£600,000-£650,000.Situated in peaceful Parham, this beautifully maintained five-bedroom semi-detached home features a stunning large kitchen with island, multiple reception rooms, spacious bedrooms - two with en suites.

### **Entrance Porch**

Stained glass window, front door, access to living room.

### **Lounge**

15' 3" Max x 11' 11" ( 4.65m Max x 3.63m )  
Double glazed window, fireplace, radiator, wooden flooring.

### **Rear Hall**

Cupboard, radiator, stairs.

### **TV Room / Lounge**

12' x 15' 1" Max ( 3.66m x 4.60m Max )  
Two double glazed windows, fireplace, radiator, TV point, carpet flooring.

### **Cloakroom**

Wash basin, w/c, wooden flooring.

### **Kitchen / Diner**

25' Max x 15' 8" Max ( 7.62m Max x 4.78m Max )  
Four double glazed windows, log burner, kitchen island, Range master cooker, wine fridge, dishwasher, butler sink, radiator, large bi-fold doors leading to rear garden, wooden flooring.

### **Utility Room**

4' 8" Max x 9' 7" Max ( 1.42m Max x 2.92m Max )  
Door to rear aspect, space for white goods, wooden flooring.

### **Pantry Space**

Pantry space off from the utility room.

### **Study 1**

6' x 6' ( 1.83m x 1.83m )  
Double glazed window, radiator, wooden flooring.

### **Study 2**

5' 11" Max x 7' 1" Max ( 1.80m Max x 2.16m Max )  
No window, wooden flooring.

### **Landing**

Airing cupboard, storage cupboard.

### **Bedroom 1**

14' 8" x 10' 9" ( 4.47m x 3.28m )  
Double glazed window to front aspect, radiator, Juliette balcony with views of garden, carpet flooring.

### **Bedroom 1 En-Suite**

Double glazed window to rear aspect, hand wash basin, bath, radiator, w/c, tiled flooring.

### **Bedroom 2**

15' 1" Max x 12' ( 4.60m Max x 3.66m )  
Dual aspect double glazed windows to south and east, radiator, fireplace, built in cupboard.

### **Bedroom 3**

12' 3" x 7' 11" ( 3.73m x 2.41m )  
Double glazed window, radiator, carpet flooring.

### **Bedroom 3 En-Suite**

W/C, wash basin, extractor fan.

### **Bedroom 4**

12' x 6' 10" ( 3.66m x 2.08m )  
Double glazed window, radiator, built in cupboard, feature fire place, carpet flooring.

### **Bedroom 5**

8' 8" Max x 8' 10" ( 2.64m Max x 2.69m )  
Double glazed window, built in cupboard, radiator, feature fireplace, floor boards.





### **Bathroom**

Double glazed frosted window, bath with shower over head, wash basin, extractor fan, wooden flooring.

### **Front Garden**

Lawn, flower beds.

### **Rear Garden**

Lawn, patio, green house, vegetable patch.

### **Parking**

Off road parking.

### **Outbuilding**

19' x 9' 4" ( 5.79m x 2.84m )  
Power and lights.

### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Teachers House, Main Road, Woodbridge

- OPEN HOUSE - 24th April 2026 2:30pm-3:30pm - By Appointment Only
- GUIDE PRICE-£600,000-£650,000
- Five spacious bedrooms with two en-suites
- Modern Kitchen with separate Utility Room and Pantry
- Additional reception rooms & Feature fireplaces

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£600,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
FLH105337 - 0009

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