

## 17 Dukes Park

Woodbridge, IP12 4DD

£1,000,000

A unique and impressive single storey property with a stunning landscaped garden and swimming pool ideally located in sought-after Dukes Park.

Juniper Hill is a superb property of great style and taste with a free-flowing and flexible layout ideal for entertaining. All of the properties within sought-after Dukes Park are individual and attractively set apart within established landscaped grounds. Juniper Hill was built in the 1970s and has been refurbished over recent years which has included a stunning extension to the rear, there is also excellent potential to further extend the accommodation either upwards or to either side (stp).





# Property Features

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- Swimming pool and a series of terraces
- Landscaped grounds of about 0.5 acres
- Flexible free-flowing layout
- Double garage & spacious parking area
- Far reaching views to the rear

## Full Description

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### DESCRIPTION

Discover this unique and impressive property, perfectly situated in the highly regarded Dukes Park Development. Set on approximately 0.5 acres, this home boasts beautifully landscaped gardens and a sparkling swimming pool, creating an idyllic retreat for family living and entertaining.

Originally built in the 1970s, this residence has been thoughtfully upgraded to a high standard, blending contemporary style with flexible living spaces. As you enter, you are welcomed by a spacious entrance hall that leads into the heart of the home-a stunning kitchen/breakfast room designed for both cooking and entertaining. The Magnet kitchen features exquisite Real Italian Granite countertops, ample storage, an induction hob, and integrated appliances, making it a chef's dream. Flowing seamlessly from the kitchen, the dining room offers generous space for family meals and gatherings. Just a few steps down, the double-aspect sitting room awaits, complete with a cozy log burner, original sanded floors, and glass sliding doors that open to the garden, providing breathtaking views of the lush surroundings.

A versatile study, which can easily serve as a fourth bedroom, is conveniently located off the dining room. Beyond the kitchen, you'll find a bright and airy living room, flooded with natural light and featuring

underfloor heating. Large floor-to-ceiling glass sliding doors lead directly to a terrace, perfect for alfresco dining and enjoying the serene outdoor space.

The home includes three well-proportioned bedrooms, each offering lovely views of the gardens and fields. The principal bedroom is particularly impressive, featuring a dressing room for added convenience. A family bathroom and a useful utility room complete the accommodation.

Approached via a block-paved driveway, the property features a double garage and ample parking, surrounded by a beautifully landscaped garden filled with a variety of plants. A side driveway provides additional parking and easy access to the garden.

Step into your private oasis in the rear garden, where a stunning swimming pool awaits, complete with a new Zinc filter and solar cover, all framed by an attractive gabion stone basket wall. The garden features multiple terraces, ideal for outdoor dining and soaking in the picturesque country views. Extensive planting has created a vibrant landscape, with flowers, shrubs, and mature trees, along with a charming orchard boasting apple and plum trees.

### Location Highlights:

Woodbridge is a thriving market town in East Suffolk, recognized by The Times as one of the best places to live in the UK. Nestled along the River Deben, it offers scenic walks, a picturesque harbour, and a historic tide mill dating back to the 11th century. The town is rich in beautiful architecture from various periods and boasts an array of amenities, including independent shops, cafés, pubs, and restaurants.

Nearby, the acclaimed Unruly Pig gastropub in Bromeswell (4 miles) and the historic site of Sutton Hoo (4.5 miles) add to the area's charm. The delightful village of Orford (13 miles) features a 12th-century castle and the award-winning Pump Street Bakery. Aldeburgh (17.5 miles), known for its coastal beauty and vibrant arts scene, is famous for its fish and chips and the iconic 'Scallop' sculpture.

With excellent transport links, including easy access to the A12 and nearby railway stations in Woodbridge and Ipswich, commuting to London Liverpool Street is convenient. The area also offers fantastic sporting facilities, including sailing, rowing, rugby, tennis, and golf clubs.

Families will appreciate the excellent local schools, including St Mary's, Woodbridge Primary, and Farlingaye, along with renowned independent schools like Woodbridge School and Framlingham College.

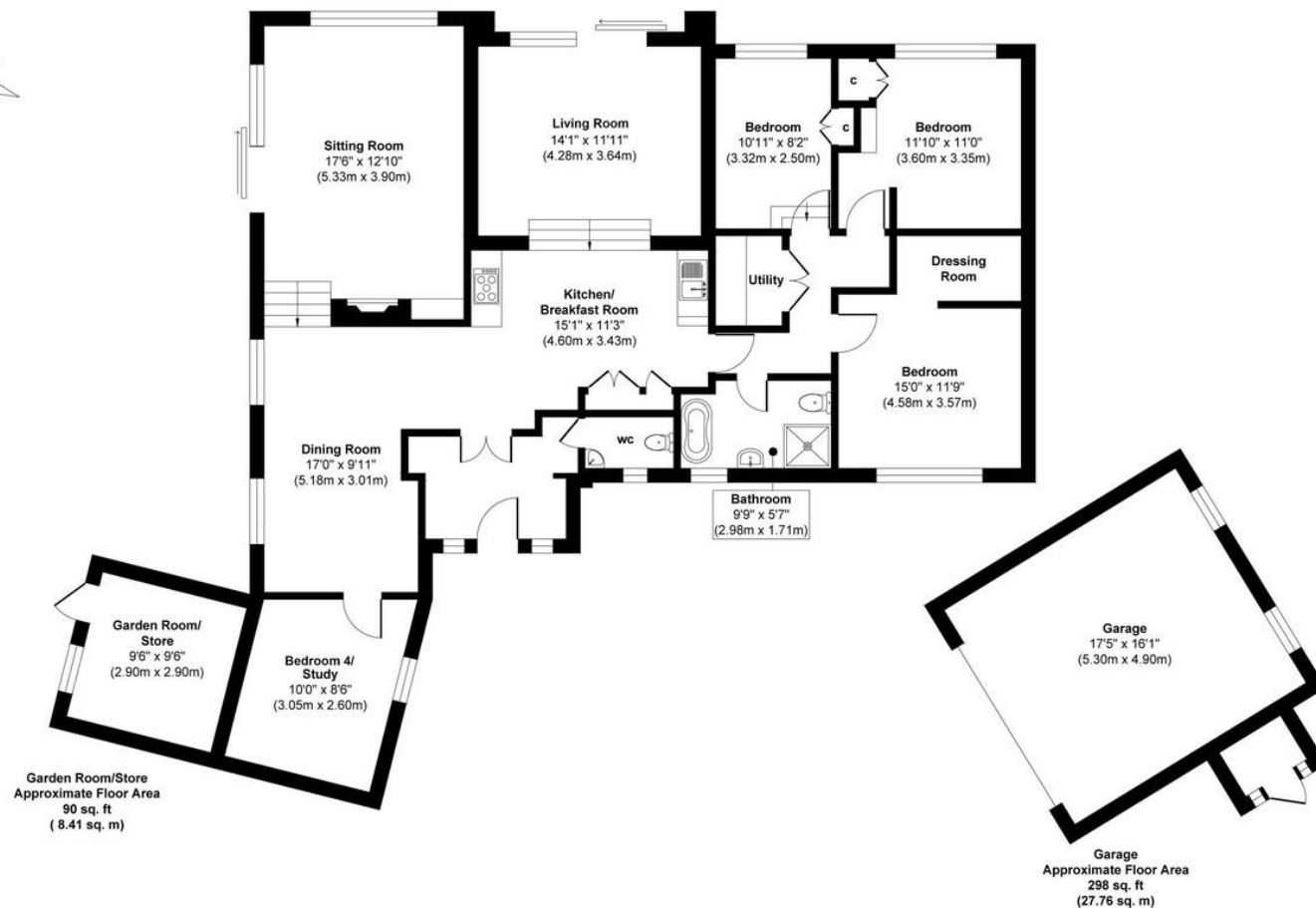








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