



Jackson & Co



The Street

Pettistree, Woodbridge, IP13

£800,000

Grade II Listed Home Full of Character and Potential

This enchanting Grade II Listed home is steeped in history and traditional charm, having been tastefully modernised and improved over the years. It offers a unique blend of period features and modern conveniences, along with exceptional potential for its next owners.



Full Description

DESCRIPTION

Upon entering the property, you are welcomed by an inviting entrance hall where the original features are immediately evident. The home flows beautifully throughout, offering generous and flexible reception spaces-ideal for growing families, those working from home, or simply seeking peaceful, private areas away from the main living spaces.

The ground floor benefits from a cloakroom and an additional shower room, making it well-suited for multigenerational living. A downstairs bedroom could easily accommodate an elderly relative or a teenager needing their own space.

The lounge is a warm and welcoming room, featuring a characterful brick fireplace and ample space for furnishings, with views overlooking the private front grounds.

Storage is thoughtfully integrated throughout the property, with a number of built-in cupboards offering practical solutions without compromising on style.

The formal dining room is perfect for entertaining, comfortably seating eight guests, and also enjoys views across the landscaped front garden.

The kitchen and utility area are comprehensively fitted with a range of wall and base units, complemented by high-quality appliances including a gas hob, twin electric ovens, a built-in microwave, and a premium integrated coffee machine. French doors lead from here to the rear garden-ideal for summer dining and gatherings.

Upstairs, the balustraded staircase opens onto a beautiful galleried landing with a stunning arched window overlooking the rear of the home. The master bedroom enjoys the added benefit of an adjoining room-perfect as a nursery, dressing room, or home office.

All remaining bedrooms are generously proportioned doubles, offering flexibility for families or guests. The recently refitted shower room serves this floor with modern style.

The spacious attic rooms offer exciting potential to create additional bedrooms, a playroom, or further office space, subject to any necessary consents.

Exterior and Grounds

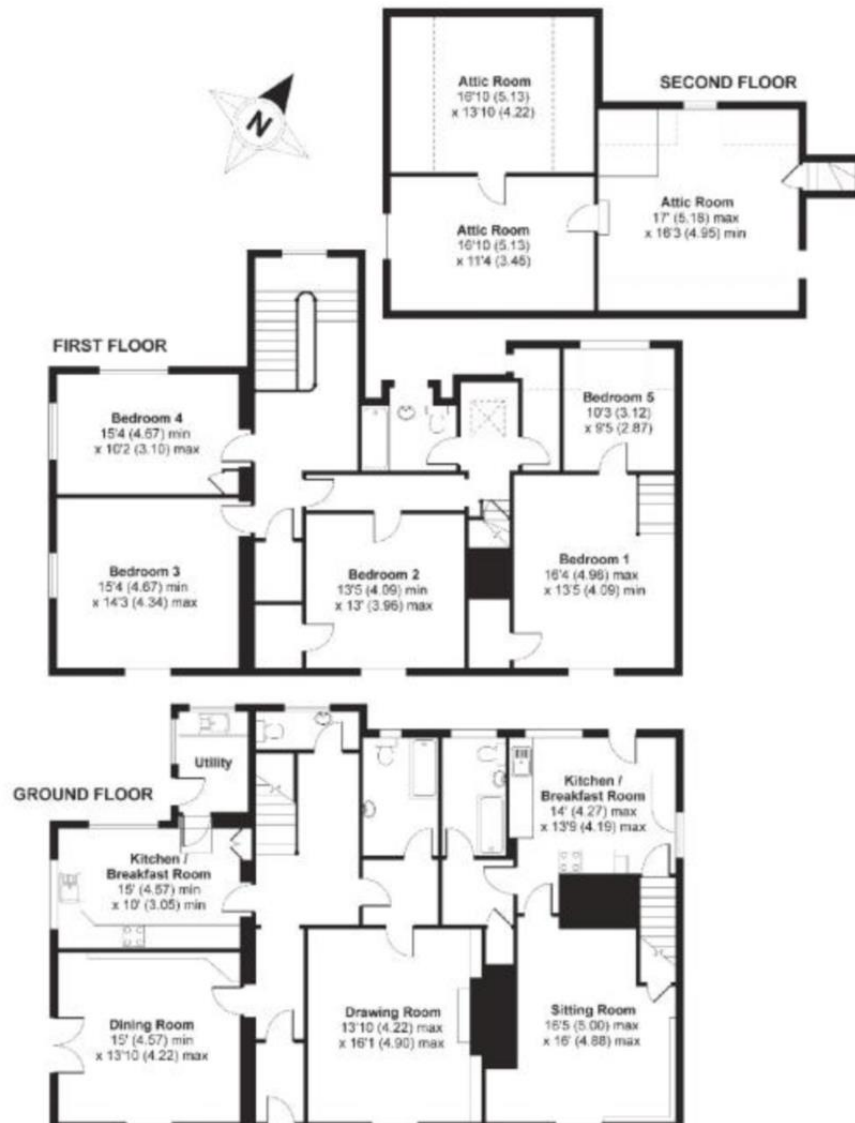
Accessed via double gates, the property includes a sweeping driveway leading to a double garage equipped with power and lighting. Additional parking is available to the side of the home, which opens out into the beautifully maintained front gardens.

The front grounds are entirely private, featuring a sunken lawn surrounded by mature trees and well-stocked shrub borders-an idyllic setting for outdoor entertaining and relaxation.

To the southern side, a further lawned area offers additional garden space and includes access to the garage via a side door. The rear garden is equally charming, with a Scandinavian-style greenhouse, a storage shed, and a delightful rose garden enclosed by traditional brick walls. The outdoor space is cleverly divided into distinct areas, offering privacy and a sense of tranquillity.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements