

Property reference number: 2307-1754 (WOODBIDGE)

Home to a family with 3 children in the 5-12 age group,
looking to house swap in the school holidays.

KEY INFORMATION...

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| Bedrooms available:- | Double:- 1, single:- 3, There is space in single bedrooms for travel cots/air-beds, should more beds be needed. Air beds are available. (Max:- 5-8 people) |
| Children welcome?- | Yes all age groups are welcome (no cot available, but high chair if needed) |
| Pets that live here:- | They have 2 very well trained Labradors, and while they would like to bring them when they house swap, they can make alternative arrangements if this is not possible. Both dogs are crate trained. |
| Re-dogs:- | They would consider well-behaved dog staying (preferably crate trained) staying downstairs in non-carpeted areas, and not on furniture. |



This good sized detached family house has a cul de sac location. It's in a quiet residential area of the very attractive market town of Woodbridge, with riverside and countryside walks close by. Good transport links with buses to Ipswich and surrounding villages, and train station too, all within approx 15 min walk. It's about half an hour's drive to Felixstowe for family seaside fun, and only a little more to Aldeburgh, Thorpenss, with Dunwich & Southwold under an hour's drive too.

This is a wonderful area to holiday having so many places to visit and things to do! The famous Suffolk Coffee Pod is a mobile coffee next to Woodbridge Tide Mill, which itself is of great interest, and the family recommend 'Honey and Harvey' for a very tasty local breakfast! A large scaled replica of *Sutton Hoo* is being built next to the Museum, all in the same complex, and the river walk is lovely.

As well as the usual reception rooms there is a conservatory with extra dining table/chairs and a downstairs toilet/shower. They have a newly fitted upstairs family bathroom. Children will be pleased to discover a variety of toys available downstairs and space to play. They have TV with Sky/Netflix/Prime/Disney Plus. There is off-road parking and a side access with space for bikes etc...

The medium enclosed garden is partially laid to lawn and they have lots of 'fun' things! There is garden table, chairs and BBQ, a netted trampoline, football goals, swingball, a playhouse, garden games/toys. And a small outside gym area. The large paddling pool could be available, on request only.

The family are part of the Baptist, Woodbridge Quay Church, in which 100-150 people attend the morning services. This is a family friendly, welcoming church.

More info :- www.thequay.org.uk

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| Sport and Leisure | Ipswich (7miles) home to Ipswich Town Football Club. Local Leisure Centre, with swimming pool etc. Framlingham - The original Castle on the hill. Sutton Hoo (National Trust) |
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| | Retail Park - Next, Tesco etc.. approx 3 miles. |
| Free park | Kingston Playing Field 0.7miles – Large playpark with excellent play equipment, football pitches, café, raised boating pond, basketball etc... Skatepark/leisure centre near playing field. |
| Recommended places of interest and entertainment | They recommend Planet Blue at Portman Road for 'all your football needs'. The Riverside Cinema & restaurant + so much more! And to quote from the family "....Having moved to Woodbridge during lockdown from the London area, our children's FAVOURITE thing about Woodbridge is the open spaces, coast, fresh air, and big skies. We often feel like we're still on holiday when living here." See area websites below. |

www.visitsuffolk.com/destination/woodbridge

www.visitsuffolk.com/see-do



www.tripadvisor.co.uk/Attractions-g186387-Activities-Woodbridge_Suffolk_East_Anglia_England.html

www.dayoutwiththekids.co.uk/things-to-do/east/suffolk/woodbridge



