



Sandlings, Lower Ufford, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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An immaculate 3/4 Bedroom property with annex potential *Stunning Garden backing onto Ufford Golf Course* Lovely front gardens* In and Out drive with two garages* Plot of approximately just under a half of an acre (sts)*

LOCATION - Sandlings is situated in the sought-after village of Lower Ufford which is positioned on the outskirts of Woodbridge and backs onto the popular Ufford Park Golf Course, Lower Ufford also has two public houses, The Crown and The White Lion. Known as "the gem in Suffolk's crown", Woodbridge is best known as being home to one of the oldest working tide mills in the UK and the iconic Shire Hall on Market Hill. Woodbridge has good schools both private and state, has an independent cinema, a number of high street and boutique shops, leisure centre and swimming pool, and a range of fantastic places to eat and drink. There is a railway station with links to Ipswich with connecting services to London, Norwich and Cambridge.

GUIDE PRICE: £775,000

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Main Bedroom with Dressing Area and En Suite Shower Room
- Two further double bedrooms
- Family Bathroom
- Bedroom 4, Sunroom and Garage could be converted to an Annexe (if required)
- Two garages and in and out drive
- Garden backing onto Golf Course in a plot of just under half an acre (sts)



SANDLINGS - INTERIOR There is an Entrance Door with two side panels, floor to ceiling making it especially light and airy with oak engineered flooring which follows through to a large Kitchen/Dining Room with a range of white wall and base units with an eye level oven, induction hob with extractor above, integrated under counter fridge and the property benefits from a water softener too. Off the Kitchen is a large Utility Room with space for a washing machine, tumble dryer and dishwasher, large fridge freezer and there is a cupboard with stainless steel sink above, mixer taps and window above. (Please note this would make a good kitchen for the annexe if required). A door leads into an integral garage which, again, could be part of a new annexe along with Bedroom 4 which is dual aspect and the Sunroom which is accessed from the garden. A door leads into the Sitting Room which has an open fireplace and is bright having a window to the side and pocket doors leading into the garden room. The Garden Room has views to three sides and French doors leading out to the patio area and garden beyond. Back across the Entrance Hall is the Main Bedroom which has a picture window overlooking the garden then a couple of steps down to a dressing area with floor to ceiling wardrobes and a door off to the right to an En Suite Shower Room comprising a shower cubicle, ceramic wash hand basin in a large vanity unit, wc, heated towel rail and opaque window. There are two further double bedrooms one with a window to the front and one with a window overlooking the garden. The Family Bathroom which has a bath with shower over, shower screen to side, ceramic wash hand basin in a vanity unit, wc, heated towel rail and opaque window. This completes this **immaculate Bungalow** which would suit a variety of purchasers.

SANDLINGS - EXTERIOR There is an impressive appearance to Sandlings as there is an in and out drive with garages at both end, a large lawned area with plenty of spring bulbs, mature shrubs and trees and there is access to the rear garden from both sides of the bungalow. The rear garden has a large patio area, perfect for outside dining and there is a large lawned area, with further seating areas, mature shrubs and trees and back onto the Ufford Golf Club. The whole plot sits in just under half an acre (sts) and parking for several vehicles.



TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY East Suffolk

Tax Band: E

EPC: D

Postcode: IP13 6DP

SERVICES Mains Gas, Mains drainage, mains water and electricity, Log Burning open fire.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation...

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties, we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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