



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

BYNG HALL ROAD, UFFORD, IP13 6EJ

TENURE : FREEHOLD

GUIDE PRICE £585,000



# THE ACCOMMODATION



**Entrance Hall** With a large storage/coat cupboard, stairs off to the first floor and doors to...

## Cloakroom

Fitted with WC and wash basin.

## Open Plan Living Area *6.03m x 5.71m (19' 9" x 18' 9")*

A contemporary open plan living space with solid-fuel stove, windows and doors overlooking and giving access to the rear garden, open to the...



## Kitchen *3.65m x 2.74m (12' x 9')*

Fitted with a range of wall and base cabinets with granite work surfaces, inset sink, appliances including washing machine, dishwasher, oven, hob and cooker hood, fridge and freezer, door to side aspect to outside.

## Bedroom Three *3.79m x 2.53m (12' 5" x 8' 4")*

A double room with window to side aspect.

## First Floor Landing

With window to side aspect.

## Bedroom One & En-suite *5.72m x 3.12m (18' 9" x 10' 3")*

A good-sized double room with window to rear and skylight window to side aspect, Fitted wardrobes, and door to an En-Suite Shower Room, fitted with a WC, wash basin and shower enclosure.



## Bedroom Two *2.91m x 3.15m (9' 7" x 10' 4")*

Fitted with a double wardrobe, and window to front aspect.

## Bathroom

Fitted with a panelled bath, WC, shower enclosure and wash basin.

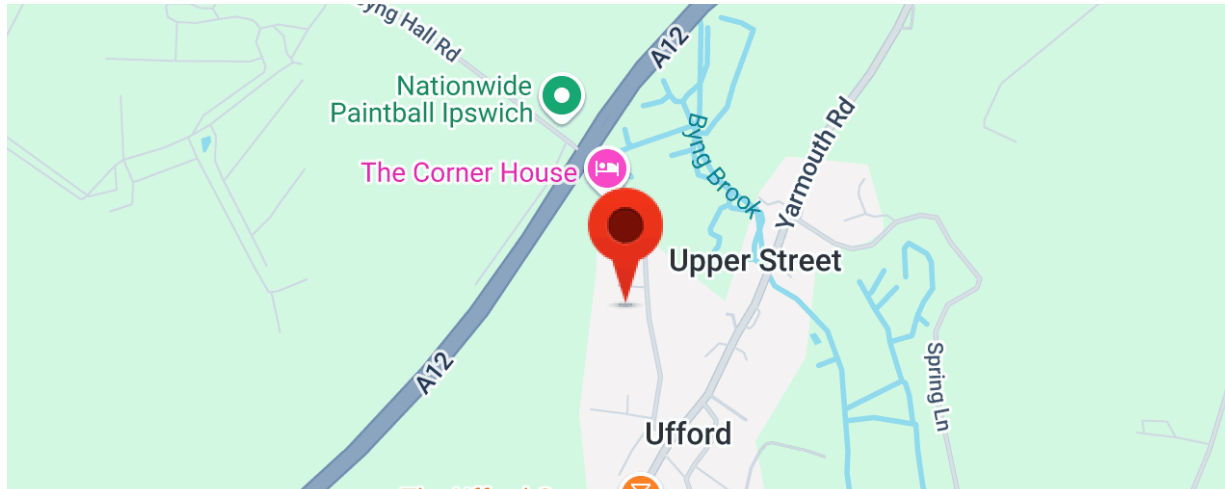
## Outside

To the front of the property is a driveway providing off road parking and access to the Garage which measures approximately 6m x 5.8m and has an electric roller door, power and light connected. A side gate leads to the rear garden which has a patio area, steps leading up to a lawn with planting beds and a decking area with pergola. Also attached to the property, above the living room doors, is a large electric awning.

## THE PROPERTY & LOCATION

A superbly presented detached family home in Ufford, offering contemporary living space, good-sized bedrooms and a pretty garden. The generous accommodation comprises an entrance hall, cloakroom, open plan living space, three bedrooms, en-suite and family bathroom. There's the benefit of over two years remaining on an LABC guarantee, a double garage and driveway, a gas central heating system and double-glazed windows.

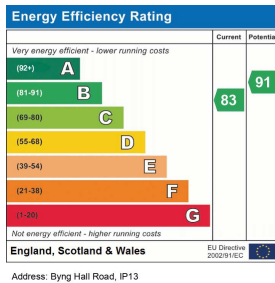
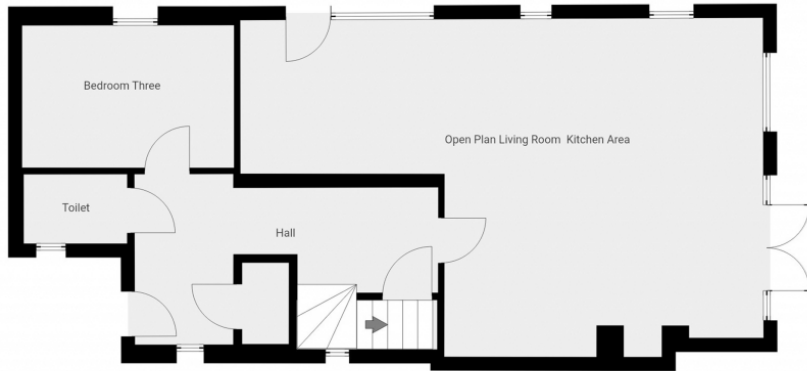
The pretty village of Ufford lies between Melton and Wickham Market, approximately three miles from Woodbridge. There's two excellent pubs, park and playing fields, country walks and easy access to shopping amenities a short drive away.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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### Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given