



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

LOWER ROAD, LOWER UFFORD, IP13 6DL

TENURE : FREEHOLD

GUIDE PRICE £695,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



**Entrance Hall** - a spacious hallway with stairs leading off to the first floor and storage cupboard under, and doors to...

## Cloakroom

Fitted with a WC and wash basin.

## Living Room

*8.41m x 4.23m (27' 7" x 13' 11")*

A large reception room with windows to front and rear aspect and a door to the...



## Dining Room

*3.70m x 3.64m (12' 2" x 11' 11")*

With door and window to rear aspect providing access to the rear garden, a door back to the hallway and open to the...

## Kitchen

*4.16m x 3.76m (13' 8" x 12' 4")*

Fitted with wall and base cabinets, work surface over, built-in electric double oven, gas hob and cooker hood, inset sink/drain unit, dual aspect windows, wall-mounted boiler and door to outside.



**First Floor Landing** - with doors to...

## Bedroom One & En-Suite

*4.29m x 3.71m (14' 1" x 12' 2")*

(Bedroom measurement provided only) a large double bedroom with window to rear aspect providing a pleasant outlook, fitted double wardrobes and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

## Bedroom Two

*4.25m x 3.07m (13' 11" x 10' 1")*

Another good-sized double room with built-in wardrobes and window to front aspect.

## Bedroom Three & En-Suite

*3.71m x 3.02m (12' 2" x 9' 11")*

(Bedroom measurement provided only) With window to rear aspect, and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

## Bedroom Four

*5.29m x 2.18m (17' 4" x 7' 2")*

With built-in wardrobe and cupboard and access to the eaves for further storage, and window to front aspect. .

## Bathroom

Fitted with a panelled bath with shower over, WC and wash basin, tiled splashbacks, and window to rear aspect.

## Outside

The property occupies a generous corner plot with wraparound gardens with lawn, well-stocked planting beds, patio areas, mature trees and shrubs, greenhouse, a shed and driveway providing off-road parking and access to the integral double garage which has an electric up-and-over door and power and light connected.

# THE PROPERTY & LOCATION

A spacious and well-maintained family home situated in the desirable village of Lower Ufford, offering accommodation of around 1620 square feet comprising a spacious hallway, large living room, dining room, kitchen, cloakroom, four bedrooms, two en-suite shower rooms, a family bathroom and a garage. There's a gas central heating system, wraparound garden and driveway.

Ufford is a widespread village situated to the north east of Woodbridge offering two pubs, a hotel and golf course (which has a driving range, swimming pool and walking trail), a Community Hall with children's play area, and a 13th-14th century church. Lower Ufford is a particularly pretty part of the village, (and is within a conservation area), with a stream running through it, water meadows and much of the architecture retains the historical character of a traditional village.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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ACCOMMODATION - 150 SQ/M (1620 SQ/FT) + GARAGE - 21 SQ/M (227 SQ/FT) TOTAL - 171 SQ/M (1847 SQ/FT)



- Desirable Village Location
- Four Double Bedrooms
- Good-Sized Wraparound Garden
- Double-Glazed Windows
- Detached Family Home
- Two Reception Rooms
- Gas Central Heating
- Garage & Driveway

Council Tax Banding : F

We understand from the vendor that the property is connected to mains gas, electric, water and drainage. For broadband and mobile coverage visit <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



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