



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

TOWN FARM ESTATE, ORFORD, IP12 2LS

TENURE : FREEHOLD

GUIDE PRICE £295,000

- Popular Village Location
- Open Plan Living Area
- Double-Glazed Windows
- Three Bedrooms
- Oil-Fired Central Heating
- Off-Road Parking



# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor and door to the...

## Living Room *4.86m x 3.25m (15' 11" x 10' 8")*

With window to front aspect, understairs storage cupboard and open to the...

## Kitchen *3.05m x 2.89m (10' x 9' 6")*

Fitted with a range of wall and base cabinets, with work surfaces over, inset sink/drain unit, plumbing for dishwasher, electric double oven, hob and cooker hood, open to the utility area and to the...

## Dining Area *4.15m x 1.92m (13' 7" x 6' 4")*

With space for dining table and glazed double-doors overlooking and giving access to the rear garden.

## Utility Area *2.41m x 1.17m (7' 11" x 3' 10")*

With plumbing for washing machine and door to the...

## Cloakroom

Fitted with WC and wash basin.



## First Floor Landing

With doors to...

## Bedroom One *4.06m x 3.13m (13' 4" x 10' 3")*

A double bedroom with window to rear aspect

## Bedroom Two *4.03m x 2.66m (13' 3" x 8' 9")*

Another good double with window to rear aspect and built-in cupboard.

## Bedroom Three *3.15m x 2.64m (10' 4" x 8' 8")*

With window to front aspect and built-in cupboard.

## Bathroom

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

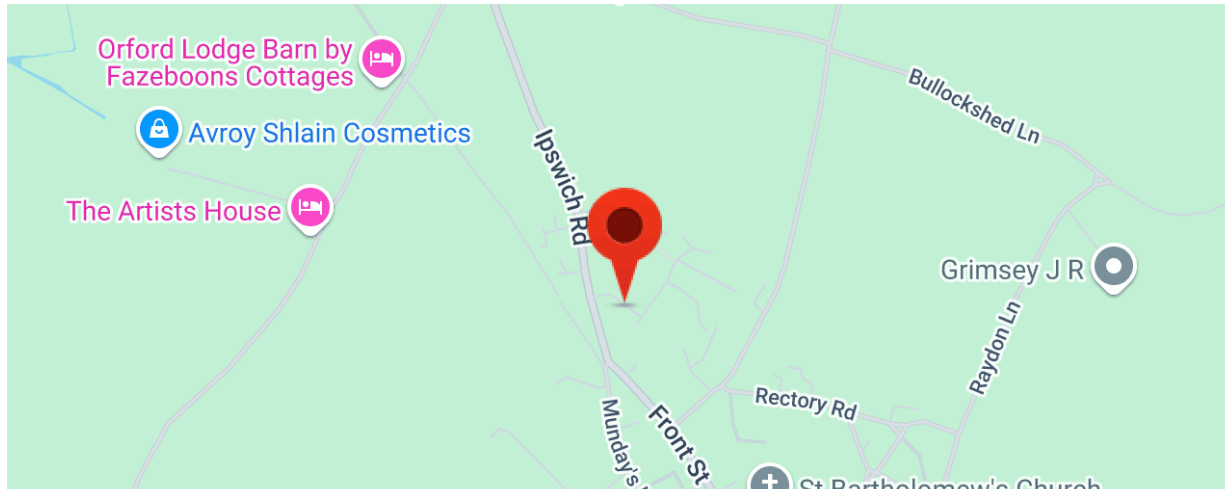
## Outside

To the front of the property is a hardstanding driveway providing off-road parking. There's side pedestrian access leading to a rear garden with patio area, artificial grass and wooden storage shed.

## THE PROPERTY & LOCATION

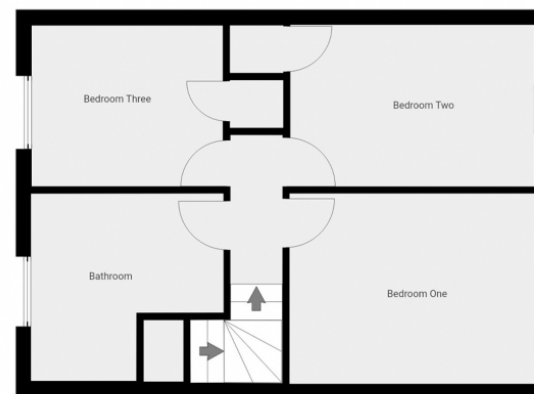
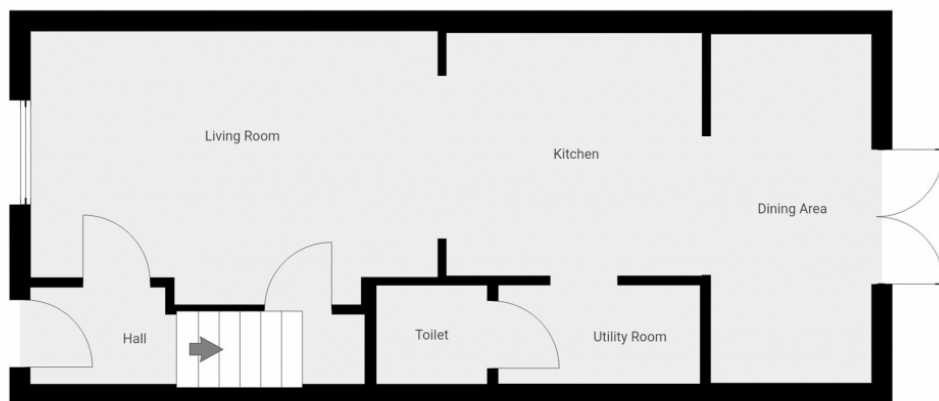
A well-presented family home within the popular village comprising an entrance hall, open plan living room, Kitchen, dining area utility, and cloakroom, three bedrooms and a large bathroom. There's off-road parking, oil-fired central heating, double-glazing and no onward chain.

Orford is a historic, pretty, traditional coastal village with good amenities, including pubs, shops, primary school and plenty of sites of interest; the beach and the medieval castle being the main two! Where not on the coast, Orford is surrounded by countryside and is situated approximately 10 miles from Woodbridge where there is a mainline station, primary and high schools; both public and private, and access to the A12.

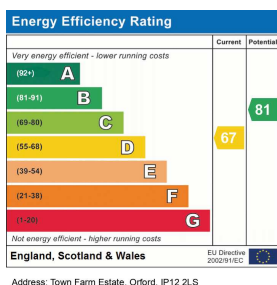


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While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : B

We understand from our vendor that the property is connected to mains 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