



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

HIGH STREET, UFFORD, IP13 6EQ

TENURE : FREEHOLD

GUIDE PRICE £1,000,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU



# THE ACCOMMODATION



## Accommodation

Lazy Acres offers a welcoming hallway with porcelain tiled flooring that continues through to the kitchen and the patio areas connected to the house, a staircase leads off to the galleried landing on the first floor and doors to the principal living spaces and a cloakroom. The superbly proportioned Living Room has a stove inset into a fireplace with a beautiful oak bressumer beam above, and bi-folding doors leading out to the garden. There's a good-sized flexible room that is currently set up for working from home but could be utilised as a formal dining room or a snug, and a study. A particular highlight of the living space is the open-plan kitchen/dining/family room which has a contemporary range of cabinets and work surfaces, with appliances including the built-in electric double oven, hob, cooker hood and dishwasher. The kitchen opens in to a light and airy dining space with a superb view over and bi-fold doors to the garden. The four bedrooms on the first floor are all good doubles with the principal bedroom offering a dressing area and an en-suite shower room, as does the second bedroom. The family bathroom has a bath and separate shower.

## Outside

Lazy Acres forms part of a small, exclusive development completed in 2016 and has a private block-paved driveway providing plenty of parking and leading to a double garage. The overall plot extends to around 0.4 of an acre and consists of mainly lawned garden with patio areas and a covered deck area, ideal for outside entertaining in most weathers! and a summerhouse.

|                                   |  |
|-----------------------------------|--|
| <b>Living Room</b>                | 5.88m x 5.47m (19' 3" x 17' 11")                                       |
| <b>Dining Room / Snug</b>         | 4.59m x 3.38m (15' 1" x 11' 1")  |
| <b>Study</b>                      | 3.38m x 2.36m (11' 1" x 7' 9")   |
| <b>Kitchen / Family Area</b>      | 5.71m x 5.85m (18' 9" x 19' 2")<br>(Maximum Measurements supplied)     |
| <b>Dining Area</b>                | 4.95m x 3.13m (16' 3" x 10' 3")  |
| <b>Utility Room</b>               | 2.97m x 1.87m (9' 9" x 6' 2")  |
| <b>Bedroom One &amp; En-Suite</b> | 5.90m x 5.73m (19' 4" x 18' 10")<br>(Maximum Measurements supplied)    |
| <b>Bedroom Two &amp; En-Suite</b> | 4.57m x 3.77m (15' x 12' 4")<br>(Measurement supplied of bedroom only) |
| <b>Bedroom Three</b>              | 5.48m x 3.00m (18' x 9' 10")   |
| <b>Bedroom Four</b>               | 5.48m x 2.87m (18' x 9' 5")  |

# THE PROPERTY & LOCATION

A superbly situated detached family home occupying a generous plot of just under half an acre within the popular village of Ufford. The spacious accommodation extends to over 2500 square feet, is finished to an exceptional standard and comprises a hallway, cloakroom, sitting room, dining room/snug, a study, a large open plan kitchen/family room, utility room, four double bedrooms, two en-suite shower rooms, and a family bathroom. The pleasant gardens are well maintained and include outside dining spaces, a summer house and there's a double garage and plenty of parking.

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  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000





| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         | <b>99</b> |
| (81-91)                                     | <b>B</b> | <b>84</b>               |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

Address: High Street, IP13

- Spacious Detached Home
- Two En-Suites & Family Bathroom
- Superb Open Plan Kitchen/Family Room
- Gas Central Heating
- Four Bedrooms
- Three Reception Rooms
- Generous Plot Of Around 0.4 Acre
- Double Garage & Driveway

East Suffolk Council Tax Banding : F



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