



Charles Wright

PROPERTIES

Selling Properties the Wright Way



Vespers The Avenue

Ufford, Woodbridge, IP13 6DU

Guide price £575,000



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Description

A beautifully presented three bedroomed chalet bungalow having undergone a full programme of refurbishment and modern extension to take full advantage of the view out across the meadows. The vendors employed Chapel Properties, a well know builder to complete the work to a high standard. The blend from old to new has been cleverly designed and takes full advantage of the views at the back across the meadows. Much thought has been given to the interior finish with particular note to the colour schemes lights and their fitments.

Location

The property is situated in the delightful village of Ufford, with two excellent pubs, park, tennis court and some lovely riverside walks. Close by is the Golf and Spa facility of Ufford Park and St Audrey's 9 hole coarse. There is easy access via the A12 of the quaint Market town of Woodbridge and the Suffolk Heritage Coast, an area of outstanding natural beauty. The villages of Melton and Wickham Market both offer excellent amenities between them including a variety of shops, eateries', hairdressers, library and vet, and Melton has it's own railway station with links to Ipswich and the mainline to London's Liverpool Street.

Woodbridge, recently voted one of the best places to live in the country, by the Sunday Times, previously won the same title in 2017, is also easily accessible. The town offers a full range of amenities, including boutique shops, restaurants, sports centre, cinema and library, as well as some excellent schooling facilities for all age groups in both the State and Private sectors.

Being a riverside town and situated on the northern bank of the River Deben, there are excellent facilities including a rowing and sailing club and a marina.

Entrance Hall

10'7 x 2'10 (3.23m x 0.86m)

Radiator

Snug

11'6 x 11'1 (3.51m x 3.38m)

Replacement double glazed windows to side, fireplace with inset log burning stove, base cupboard with shelving above and radiator. Steps down to Kitchen/family Room

Kitchen/family Room

20'1 x 19'9 (6.12m x 6.02m)

Replacement double glazed windows to side, feature Bifold doors to rear garden with sealed unit double glazing into the apex, Velux windows to side. Shaker style units with quartz worktops with inset Butler sink and cupboard under, adjacent work tops with cupboards and drawers under and integrated Bosch dishwasher. Built in five ring induction hob and extractor hood above Wall cupboard housing oven and separate microwave . Further wall cupboard housing an American style fridge/freezer with ice dispenser and a wine cooler. Tiles floor with under floor heating.

Rear Hall

Doors to Kitchen utility and principle bedroom, under floor heating.

Utility Room

8 x 5'8 (2.44m x 1.73m)

Sealed unit double glazed door to rear garden, matching units to the kitchen with quartz worktop with inset sink, cupboard under, built in plumbing for washing machine and tumble dryer, Further cupboard housing the gas boiler.

Principle Bedroom

15'8 x 9'9 (4.78m x 2.97m)

Replacement double glazed windows to side and matching patio doors to rear garden, under floor heating.

Dressing Room

7'10 x 5'8 (2.39m x 1.73m)

Replacement double glazed windows to front, built in cupboard housing the water tank, under floor heating

Ensuite Shower Room

9'8 x 3'11 (2.95m x 1.19m)

Replacement double glazed windows to front, fully tiled shower cubicle, low level wc and vanity unit with wash basin and drawer under and heated towel rail.

Bedroom Two

15'11 x 9'11 (4.85m x 3.02m)

Replacement double glazed windows to front and side, two radiators, door to bathroom.

Bathroom

11'1 x 8'6 (3.38m x 2.59m)

Replacement double glazed windows to side, claw foot bath, fully tiled shower cubicle, low level wc and pedestal wash basin, radiator and heated chrome towel rail, door to snug.

Study

10'3 x 9'10 (3.12m x 3.00m)

Replacement double glazed windows to front and side, stairs to first floor and radiator.

First floor

Bedroom Three

19'6 x 9'1 (5.94m x 2.77m)

Replacement double glazed windows to front and two Velux windows to side, eaves cupboards and two radiators.

This room is partial divided the stairwell and has crofted ceilings.

Ensuite Shower Room

7'5 x 7'4 (2.26m x 2.24m)

Replacement double glazed windows to rear overlooking the meadows and Velux window to side, fully tiled shower cubicle, low level wc and pedestal wash basin, tiled floor and heated chrome towel rail.

Outside and gardens

There is a concrete driveway ready for final coverings with parking for a number of vehicles.. The front garden has a path round to the side entrance with flower borders. A gate gives access from the parking to the rear garden which is pre prepared for the patio that runs across the rear of the chalet which in turn leads onto a lawned garden that backs on to the meadows to the rear.

Services

Mains drainage, electricity, gas and water are connected to the property.

Tenure: Freehold

Council Tax: Band C

EPC: Band C



Road Map



Hybrid Map



Terrain Map



Floor Plan

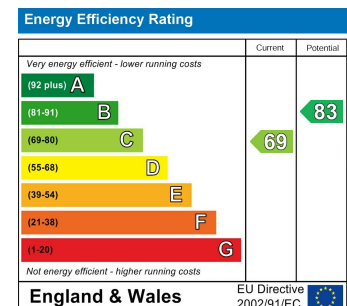


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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