



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



## 2 Goldsmiths

Ufford, Woodbridge, IP13 6FB

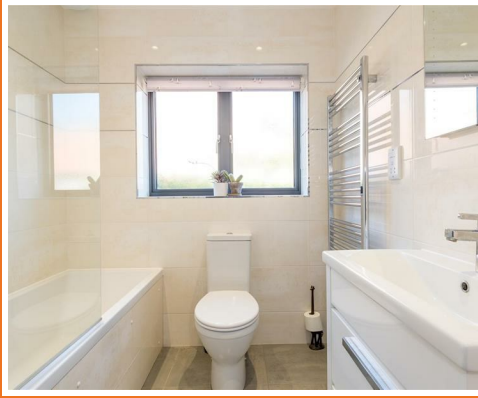
**Guide price £325,000**



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## Description

A superb two bedroom contemporary detached bungalow built to a very high specification by award winning local builders Landex benefitting from a 10 year NHBC guarantee. The property was built in 2019 to very high stand, with quality aluminium double glazing, under floor heating, comprehensive integrated kitchen with Neff appliances to name but a few benefits.

## 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 course. 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

14 x 4 widening to 7'8 (4.27m x 1.22m widening to 2.34m)

Hall cupboard, access to loft and tiled floor.

## Sitting Room

11'9 x 9'9 (3.58m x 2.97m)

Double glazed window to side and matching patio double glazed doors to rear garden.

## Kitchen/breakfast room

12'2 x 11'4 (3.71m x 3.45m)

Double glazed window to rear, comprehensively fitted units with stainless steel sink, fitted roll top work surfaces with cupboards and drawers under, built in induction hob with extractor fan above. Built in Neff double oven, integrated Neff appliances including Fridge/freezer, dishwasher and washing machine. Range of eye level units and tiled floor.

## Bedroom One

9'9 x 8'9 (2.97m x 2.67m)

Double glazed window to front and built in double wardrobes.

## Bedroom Two

12 x 6'9 (3.66m x 2.06m)

Double glazed window to front and built in double wardrobes.

## Bathroom

6'5 x 6 (1.96m x 1.83m)

Double glazed window to side, panelled bath and independent shower unit with glass panel, low level wc and vanity unit with sink and drawers under. Tiled floor and walls and chrome heated towel rail.

Council Tax: Band D

EPC: Band B

Service Charge: £150 per annum.

## Outside and Gardens

The property is on a corner plot with flower and shrub beds to the front. A driveway to the side leads to an attached garage (20'2 x 10'4) with electric roller door, gas fired boiler and personal door to rear garden.

The rear garden has a large patio to the immediate rear with steps leading up to a lawned garden with flower and shrub beds all enclosed by timber fencing.

## Agents Notes

Services: Mains drainage, electricity, gas and water connected.

Tenure: Freehold



Road Map



Hybrid Map



Terrain Map



Floor Plan

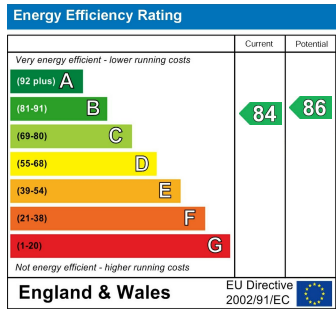


Viewing

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



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL  
Tel: 01394 446483  
Email: cwp@charleswrightproperties.co.uk