



JENNIE JONES

EST. 1993

ESTATE AGENTS

CROWNFIELDS

Ufford | Suffolk

12 CROWNFIELDS, UFFORD, WOODBIDGE IP13 6EY

Woodbridge – 2.5 miles
Melton Station – 2.3 miles
Ipswich – 12 miles
Aldeburgh – 14 miles

- Entrance Porch ● Entrance Hall ● Sitting Room ● Study ●
● Dining Room ● Kitchen ● Cloakroom ●
- Four Bedrooms ● Ensuite to Master ● Family Bathroom ●
- Gardens front & rear ● Garage & Off Road Parking ●

The Property

12 Crownfields is a spacious detached house offering flexible family accommodation across two floors. The ground floor is thoughtfully arranged with a welcoming entrance porch and hallway leading to a large dual-aspect sitting room with patio doors to the rear garden. A separate dining room and study provide excellent versatility for home working or entertaining. The kitchen is functional with good storage and views to the front, and there is also a cloakroom on the ground floor.

Upstairs, the property benefits from four bedrooms, including a large master bedroom with en-suite shower room. The additional bedrooms are all generously proportioned and share a family bathroom.

Externally, the home is set back from the road with driveway parking, an electric vehicle charging point, and access to an attached garage. The enclosed rear garden is mature and well maintained, with lawns, borders, and patio seating areas.

The house benefits from gas central heating, UPVC double glazing, and solar panels, providing energy efficiency and long-term cost savings. Offered with no onward chain, this is an excellent opportunity for families or buyers looking to settle in a picturesque Suffolk village.

Spacious detached family home in sought-after village setting with gardens, parking, and no onward chain



Location

Ufford is one of Suffolk's most desirable villages, offering a lovely blend of rural charm and community amenities. The village features two popular pubs, including the renowned Ufford Crown, a church, village hall, tennis courts, and riverside walks.

Woodbridge, a vibrant riverside town, is just a short drive away and provides a range of shopping, dining, cultural, and educational facilities. The surrounding area is rich in countryside and historic interest, with the Suffolk Coast & Heaths AONB and the Heritage Coast within easy reach. Good road links and nearby rail stations connect to Ipswich and London.

Services

Mains water, electricity, gas

Mains drainage

Gas heating

Double glazing throughout

Solar panels

Electric vehicle charging point

Local Authority and Council Tax Band

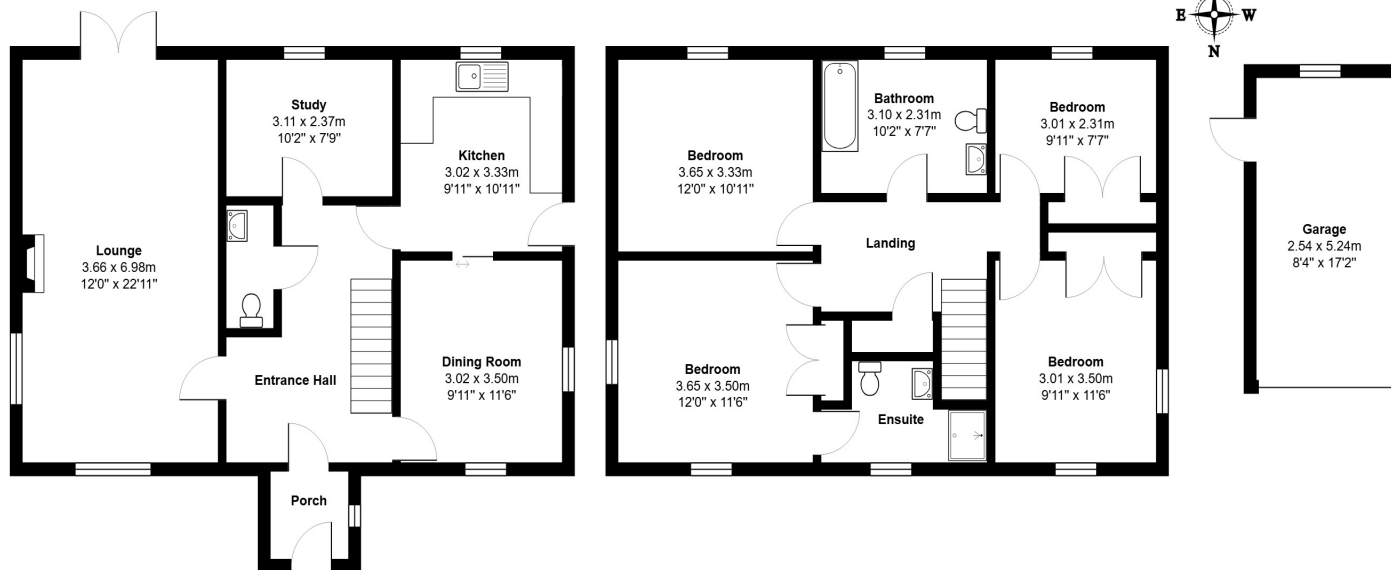
East Suffolk Council

Council Tax Band: E

EPC Rating

C





Total Area: 156.8 m² ... 1688 ft²



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