



Spring Lane, Ufford WOODBRIDGE IP13 6EF

welcome to

Spring Lane, Ufford WOODBRIDGE

Spacious, well presented three bedroom semi-detached family home, benefiting from a secluded, mature, landscaped rear garden, together with carport parking and garage.



Entrance Hall

Door to kitchen/diner and door to...

Lounge

8' 11" Max. x 17' 1" Max. (2.72m Max. x 5.21m Max.)

Window to front with radiator under, window to side, log burner set on a tiled hearth with beam over, sliding patio doors to the conservatory. To the left of the fireplace there is a bespoke built-in Media and Storage unit'.

Kitchen / Diner

14' 10" Max. x 16' 5" Max. (4.52m Max. x 5.00m Max.)

A light and airy dual-aspect room with windows to front and rear, with views of the garden. One and a quarter ceramic sink and drainer with flexi mixer tap. There are a range of base-mounted units with worktops and upstand over, tiled splashback, breakfast bar, built-in oven with extractor, and induction hob. There is an under-stair storage cupboard utilised as a pantry, and the room offers a chimney-breast, with exposed wood floorboards.

Inner Hall

Newly tiled floor, boiler, inset ceiling spotlights, door to side giving access to rear porch and garden.

Shower Room

The newly refurbished Utility room houses a walk-in Aqualisa shower, with modern tiled surround. There is an attractive butler style hand basin, WC and further tiled splashback. Window to side, with tiled floor. Utility space for washing machine with shelving over.

Conservatory

9' x 9' 5" (2.74m x 2.87m)

Quarter brick base, double glazed to three sides. Tiled floor, door to side.

First Floor Landing

Loft hatch giving access to the insulated and part boarded loft. Radiator and window to rear.

Bedroom One

16' 6" into breast x 8' 11" (5.03m into breast x 2.72m)

A dual aspect room with windows to front and rear, radiator, built-in floor to ceiling wardrobes

Bedroom Two

12' 11" Max. x 8' 3" Max. (3.94m Max. x 2.51m Max.)

Fitted wardrobes, window to front, airing cupboard.

Bedroom Three

6' 8" x 14' 8" (2.03m x 4.47m)

Window to rear, radiator.

Bathroom

Above the claw footed bath there is a dual outlet shower, with a rainfall overhead and additional hand held at the wall. There is a tiled surround, with butler hand-basin and storage unit. The WC sits below a skylight. There are inset ceiling spotlights, extractor fan, and underfloor heating, with control panel at the wall, as well as a heated towel rail.

Outside

To the front of the property there is a sizable driveway allowing parking for 3-4 cars and access to the garage.

Rear Garden

To the rear there is an attractively landscaped mature garden which commences with a patio seating/dining area. The remainder of the garden is laid to lawn, with trees, shrub and flower beds and borders. To the bottom of the garden there is a further shingled seating area and vegetable plot. To the side there is a brick storage outhouse, which is currently divided into 3 storage rooms, 2 of which have power/lighting. There is a further wooden garden shed, adjacent to these.

Garden Room

With windows to side and rear, power and light connected. Fitted with a bar/entertaining area.

Garage

Irregular Shaped Room x (x)

With double doors to the front, window to rear and door to side access. Currently used as a home gym, with power and light connected.



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welcome to

Spring Lane, Ufford WOODBRIDGE

- Ideally Situated on a Quiet Lane In a Popular Village Location With Popular Local Public Houses Within Walking Distance.
- Well Presented Accommodation Which Has Been Recently Modernised Throughout.
- Lounge with Log-Burner
- Conservatory, as well as Summerhouse/ 'Pub', and various outbuildings
- Ground Floor Utility / Shower Room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108798 - 0007

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