



Garrard House Ufford Road, Bredfield Woodbridge IP13 6AR

welcome to

Garrard House Ufford Road, Bredfield Woodbridge

Perfectly positioned in the village of Bredfield is this modern detached family home, approached via a shingled driveway for multiple vehicles. The property benefits from a detached double garage, wrap around gardens and spacious accommodation for all the family.



Entrance Hall

With obscure glazed window to the front, radiator, under the stairs storage cupboard, wood effect flooring, access to the...

Cloakroom

Suite comprising low level WC, wash hand basin with tiled splashback, obscure glazed window to the front.

Lounge

17' 11" x 11' 8" (5.46m x 3.56m)

Patio doors to the conservatory, window to the front with radiator under, wood floor, gas fire with mantel over.

Conservatory

17' 11" Max. x 14' Max. (5.46m Max. x 4.27m Max.)

Quarter brick construction and UPVC glazing with obscure glazed roof. Radiator, two sets of patio doors giving access to the kitchen and the lounge and access to the garden.

Kitchen

16' 8" Max. x 15' 2" Max. (5.08m Max. x 4.62m Max.)

Door to side, patio doors to the conservatory, radiator. Window to rear with sink under with drainer and mixer tap, range of wall and base mounted units, tiled splashback, built-in oven hob unit and extractor and dishwasher, double doors to the...

Dining Room

11' x 9' 8" (3.35m x 2.95m)

Window to the front with radiator under.

First Floor Landing

Velux window to rear with radiator under, storage space.

Master Bedroom

9' 10" x 15' 4" (3.00m x 4.67m)

Dormer window to the front with a radiator under. Over the stairs storage cupboard with light. Built-in shelved wardrobes with hanging space. Loft hatch. Door to the...

En-Suite

With suite comprising walk-in shower, tiled surround, pedestal wash basin, low level WC with concealed cistern, Velux window to the rear, radiator, extractor fan,

Bedroom Two

11' 8" x 9' 9" (3.56m x 2.97m)

Dormer window to the front with radiator under, door to the third bedroom.

Bedroom Three

8' 6" x 7' 10" (2.59m x 2.39m)

Velux window to the rear with radiator under, to second bedroom and door to landing.

Family Bathroom

Suite comprising bath with tiled surround, wash hand basin with storage under, low level WC with concealed cistern, radiator, Velux window to rear.

Outside Double Garage

With power and light connected and side door.

Front

To the front of the property there is a courtyard style garden with patio seating area, path to the front door and access to the...

Rear Garden

A low maintenance garden comprising two patio seating areas, with the remainder of the garden mainly laid to lawn, with flower borders and raised flower beds.



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welcome to

Garrard House Ufford Road, Bredfield Woodbridge

- Spacious Detached Family Home
- Village Location
- Two Reception Rooms
- Spacious Conservatory
- Kitchen/Diner

Tenure: Freehold EPC Rating: C

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG108743 - 0004

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