



Fourways School Lane, Ufford Woodbridge IP13 6DX

welcome to

Fourways School Lane, Ufford Woodbridge

Located in a quiet secluded area of the popular village of Ufford, set on a south facing plot, this three bedroom detached bungalow offers generous living accommodation together with double garage and parking.



Outside Front

The property is approached via a sweeping driveway, providing ample parking, leading to the double garage. A lawned area, with flower and shrub beds, is intersected by the driveway and enclosed by mature hedge borders. To either side of the property there is access to the rear garden.

Undercover Porch Area

Leading to the...

Entrance Hall

Obscure glazed window and door to the front, 2 storage cupboards, radiator, loft hatch.

Lounge

20' 1" Max. x 17' 4" Max. (6.12m Max. x 5.28m Max.)
Square bay window to the rear with built-in window-seat and radiator under. Open fireplace with brick chimney breast and built-in shelf, wall and ceiling lights, radiator, open to the dining room and sliding doors to the...

Sun Room

11' 4" x 14' (3.45m x 4.27m)
A sunny south facing room, with sliding doors from the lounge, sliding doors to the rear and side, windows to the sides, exposed brick wall.

Dining Room

12' 2" x 13' (3.71m x 3.96m)
Window to the front with radiator under, open to the lounge, doors to the entrance hall and the...

Kitchen

10' 10" x 12' 11" (3.30m x 3.94m)
Window to the front with one and a quarter sink and drainer with mixer tap. fitted with a range of wall and base mounted units with tiled splashback over, radiator, oven grill and hob with extractor hood over, plumbing for dishwasher, space for a fridge/freezer, doors to both the dining room and to the...

Utility Room

7' 5" x 11' (2.26m x 3.35m)
Door to the side, base mounted units with tiled splashback over, sink and drainer, space and plumbing for appliances, plumbing for water softener, airing cupboard and...

Cloakroom

Obscure glazed window to the rear, low level WC, wash hand basin with unit under, worktop and tiled splashback over.

Master Bedroom

17' 8" Max. x 13' 9" Max. (5.38m Max. x 4.19m Max.)
Two windows to the front with radiators under, wall and ceiling lights, built-in wardrobes, access to the...

En-Suite

Obscure glazed window to the side, bath with shower over, part tiled walls, low level WC, wash hand basin with unit under and worktop surround, radiator and extractor fan.

Bedroom Two

12' 6" x 11' 11" (3.81m x 3.63m)
Window to rear with radiator under.

Bedroom Three

12' 6" x 9' 11" (3.81m x 3.02m)
Window to the rear with radiator under, built-in wardrobes.

Family Bathroom

Obscure glazed window to the side, bath with shower over, part tiled walls, radiator, low level WC, pedestal wash hand basin, extractor fan and radiator.

Rear Garden

The generous, south facing rear garden commences with a large patio area, with step up to a lawned area, mature trees, flower and shrub beds and borders. Two sheds provide storage. To the bottom of the garden there is a mature orchard planted with apple trees, together with a wildflower garden area. The garden is enclosed by mature hedging, with an access gate to the end of the garden.



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Fourways School Lane, Ufford Woodbridge

- Generous Three Bedroom Detached Bungalow
- Quiet Secluded Location
- South Facing Rear Garden
- Ample Living Accommodation
- En-Suite to the Master Bedroom

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: F

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG109130 - 0003

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