



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**HIGH STREET, UFFORD, IP13 6EQ**

**TENURE : FREEHOLD**

**GUIDE PRICE £450,000**

- Detached Home
- Two Reception Rooms
- Garage & Driveway
- Three Bedrooms
- Utility & Cloakroom
- No Onward Chain

# THE ACCOMMODATION



## Entrance Hall

With stairs off to the first floor and doors to...

## Cloakroom

Fitted with a WC and wash basin.

## Living Room 6.45m x 3.32m (21' 2" x 10' 11")

With window to front aspect and patio doors overlooking and giving access to the rear garden, feature fireplace with inset solid-fuel stove.



## Dining Room 3.32m x 3.01m (10' 11" x 9' 11")

With patio doors to the garden and open to the...

## Kitchen 6.54m x 2.79m (21' 5" x 9' 2")

(Max overall measurements) Fitted with a range of wall and base units with work surfaces over, gas & electric cooker point, extractor hood, plumbing for dishwasher, inset sink/drain unit, window to rear aspect and door to the garden. There's also a lift to the main bedroom dressing area.



## Utility Room 2.57m x 1.81m (8' 5" x 5' 11")

With base units and work surface, inset sink, plumbing for washing machine, wall-mounted boiler and window to front aspect.

## First Floor Landing

With airing cupboard, and doors to...

## Bedroom One & En-Suite 6.50m x 3.33m (21' 4" x 10' 11")

(Max overall measurement of bedroom only) With window to front aspect and skylight to rear, built-in wardrobes and an En-Suite Shower Room fitted with a shower enclosure, cabinet with counter-top basin and hidden cistern WC.

## Bedroom Two 3.31m x 2.90m (10' 10" x 9' 6")

With window to front aspect and built-in wardrobe.

## Bedroom Three 3.30m x 2.88m (10' 10" x 9' 5")

With skylight window to rear aspect and built-in wardrobe.

## Family Bathroom

Fitted with a panelled bath with shower over, wash basin and WC, with skylight window to rear aspect.

## Outside

To the front of the property is a pretty, well-stocked garden with steps and pathway to the front door. The rear garden has a patio area, deck, well-stocked beds, lawn and a garage, which has an up-and-over door, and power and light connected, and space for parking two cars.

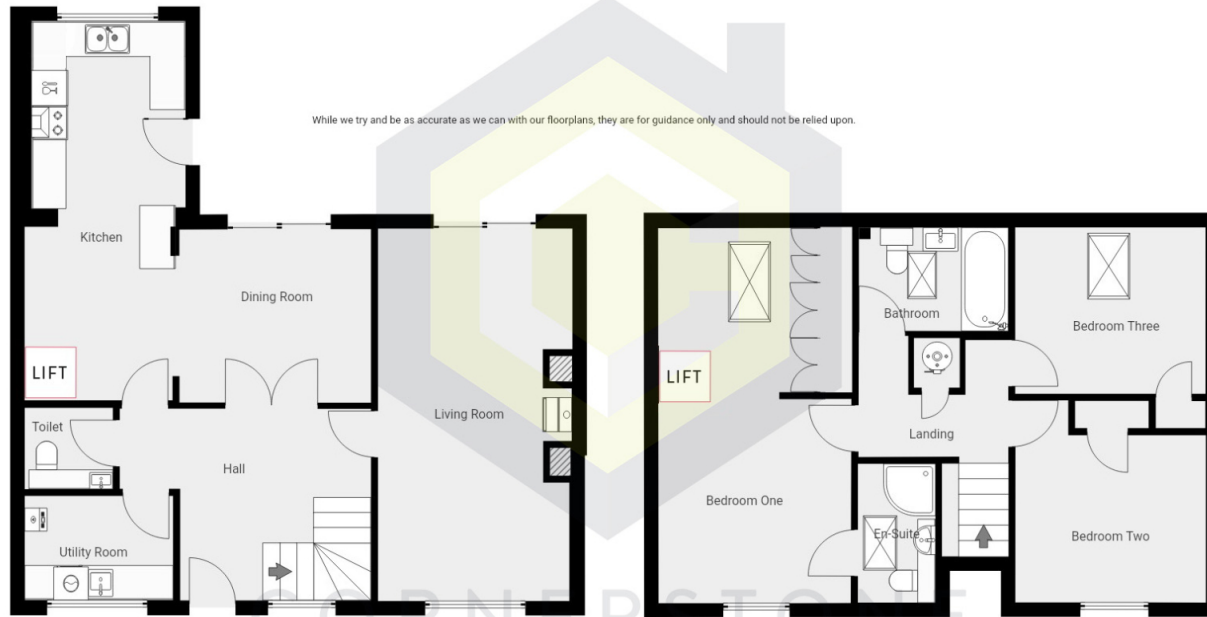
## THE PROPERTY & LOCATION

A spacious and well-maintained detached home within the popular village of Ufford. The property, originally built as a four bedroom home, offers three good-sized bedrooms with an en-suite and dressing area to the principal, two reception rooms, utility, cloakroom and family bathroom. There's a pleasant garden, garage with driveway and no onward chain.

The pretty village of Ufford lies between Melton and Wickham Market, approximately three miles from Woodbridge. There's two excellent pubs, park and playing fields, country walks and easy access to shopping amenities a short drive away.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	68	78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Ufford, IP13			

Council Tax Banding : E

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU  
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK  
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 REGISTERED NUMBER: 9421778  
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

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