



The Walnuts, Ufford
Woodbridge

Guide Price **£675,000**



The Walnuts

Ufford, Woodbridge

A beautifully presented and deceptively spacious detached bungalow occupying a generous plot within the heart of the highly sought-after village of Ufford, just a short drive from the thriving market town of Woodbridge and the Suffolk Heritage Coast.

Extending to approximately 2,290 sq ft of versatile accommodation across two floors, Tree Tops offers exceptional single-storey living with the rare advantage of a fully finished lower-ground floor, creating an ideal arrangement for guests, multigenerational living, home working or independent accommodation.

The property is approached via attractive entrance piers opening onto a substantial resin driveway, providing parking for numerous vehicles alongside an attached garage, large enough to comfortably accommodate a large car or SUV. The striking exterior combines traditional red brick elevations with contrasting black timber boarding beneath a handsome hipped roof, creating an elegant and contemporary appearance. To the rear, a delightful south-facing terrace and garden provides the perfect setting for outdoor dining and entertaining.



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Internally, the accommodation is arranged around a welcoming central reception hall, where an elegant oak and glazed balustrade staircase descends to the lower-ground floor. The generous double aspect sitting room is a particularly impressive space, featuring a striking vaulted ceiling that enhances the sense of light and volume, beautiful wide oak flooring, a stone fireplace housing an LPG stove and two sets of full-height bi-fold doors opening directly onto the rear terrace and gardens, creating a seamless connection between inside and out.

The superb open-plan kitchen and dining room forms the true heart of the home. Thoughtfully designed and beautifully appointed, the triple aspect room enjoys a vaulted ceiling and is fitted with an extensive range of bespoke shaker-style cabinetry complemented by solid oak work surfaces, integrated double ovens, hob and extractor, a full-height integrated fridge, full-height integrated freezer, integrated dishwasher and a large free-standing central island. There is ample space for a large family table in the dining room area with its own dimmable lighting. There is an additional versatile area which can be used as a workspace or breakfast bar, which enjoys views towards the front aspect.





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The two principal ground-floor bedrooms are both exceptionally generous. The front bedroom extends to over 20 feet in length and enjoys oak flooring, large floor-to-ceiling double fitted wardrobes, a dressing area and a beautifully appointed en-suite shower room. The rear bedroom also has oak flooring, large floor-to-ceiling double fitted wardrobes and its own en-suite bathroom/shower. The third bedroom has tiled flooring and is currently set up as a large bedroom/study. The adjoining storage area already benefits from a soil pipe in situ, presenting a straightforward opportunity to create a further en-suite facility, and together with the attached garage, this space offers genuine potential to create a self-contained annexe – we understand this formed part of the original vision for the property. The plant room off the bedroom/study houses a large hot water tank, water softener and some storage. The hall has a separate W/C for guests and a cloakroom/storage area.



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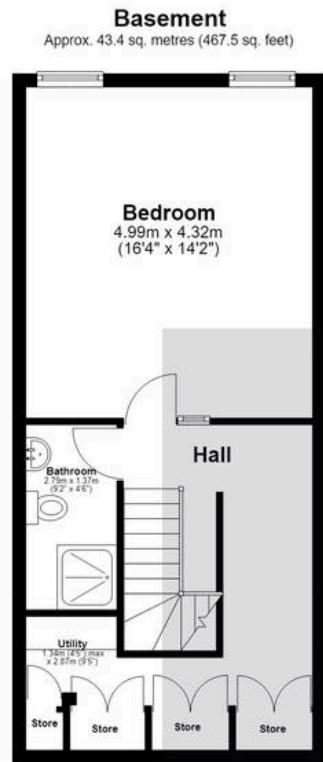
The lower-ground floor is a standout feature of the home. The spacious fourth bedroom measures in excess of 16ft by 14ft and is presented to an excellent standard with oak flooring and natural light from elevated windows. This area is served by its own shower room and is complemented by a utility room, hallway and four floor-to-ceiling fitted wardrobes, providing extensive flexibility and practicality.

Further benefits include an air-source heat pump serving a wet underfloor heating system, providing efficient and comfortable heating throughout the accommodation.

Outside, the rear gardens have been thoughtfully landscaped to create a private and tranquil setting. A substantial sandstone terrace extends around the sitting room and can be accessed directly from the sitting room, the kitchen/dining room and the rear bedroom, whilst mature planting, established trees, climbing wisteria, patioed and grass garden areas and well-stocked borders provide colour, texture and privacy throughout the seasons. To the front, attractive hedging, landscaped gardens frame the generous driveway and approach.

Ufford is widely regarded as one of East Suffolk's most desirable villages, offering the perfect balance between countryside living and modern convenience.





Ground Floor
Approx. 169.8 sq. metres (1827.4 sq. feet)



Total area: approx. 213.2 sq. metres (2294.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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