



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**BYNG HALL ROAD, UFFORD, IP13 6EJ**

**TENURE : FREEHOLD**

**GUIDE PRICE £775,000**

- Spacious Detached Home
- Four Bedrooms
- Nearly 2100 square feet
- Superb Location
- Double Garage Office Above
- No Onward Chain

# THE ACCOMMODATION



## Entrance Hall

A spacious, light and welcoming hallway with stairs off to the first floor, built-in storage, and doors to...

## Living Room 8.02m x 5.39m (26' 4" x 17' 8")

(Maximum measurements provided) A large living room with windows to front and side aspects and French doors overlooking and giving access to the rear garden providing a huge amount of light. There's a brick feature fireplace with inset log-burner (approx 3 years old).



**Kitchen/Diner 8.01m x 4.43m (26' 3" x 14' 6")** This fantastic family space has plenty of space for a large table and a seating area, with triple aspect windows. The stylish contemporary kitchen is fitted with an extensive range of wall and base cabinets, work surfaces, cooking range with cooker hood above, inset sink, built-in dishwasher, fridge/freezer and door to...

## Utility Room 5.09m x 3.70m (16' 8" x 12' 2")

With base units, wooden work surfaces over, inset sink, plumbing for washing machine, solar panel unit, cupboards housing the boiler and the water cylinder, and an understairs cupboard.

**Cloakroom** Fitted with a WC and wash basin.

**First Floor Landing** With doors to...

**Bedroom One & En-Suite 5.09m x 3.72m (16' 8" x 12' 2")** (Overall measurement) A good-sized bedroom with vaulted ceiling, dual aspect windows and further skylights, and an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.



## Bedroom Two 4.44m x 3.48m (14' 7" x 11' 5")

Another good-sized double bedroom with dual aspect windows.

## Bedroom Three 7.84m x 2.50m (25' 9" x 8' 2")

(Maximum measurements provided) With windows to front aspect.

## Bedroom Four 3.16m x 2.90m (10' 4" x 9' 6")

With window to rear.

**Bathroom** A generously proportioned bathroom fitted with a WC, wash basin and free-standing bath.

## Shower Room

Fitted with a WC, wash basin and large shower enclosure.

**Outside** To the front is a driveway providing off road parking for several cars and access to the double garage, well-stocked borders and steps up to the front garden which is laid to lawn with a pathway to the front door and side pedestrian access to the rear garden, which has a number of patio/seating areas to make the most of the sun, a raised lawn and mature shrubs and trees.

## Double Garage & Office 6.27m x 5.50m (20' 7" x 18' 1")

(Garage measurement above... Office measures 5.65m x 3.18m (18' 6" x 10' 5"). A good-sized double garage with power and light connected, two sets of double doors, and an external staircase to the large Office; perfect for home working, with a window towards the main house, built-in storage and electric heating.

**Agents Note** Solar panels on the garage, with three batteries. Details of tariff & benefits available on request. Broadband supplied through Starlink; offering speeds of around 300 mbps.

## THE PROPERTY & LOCATION

A beautifully presented detached home within the desirable village of Ufford in a particularly sought-after spot on a private lane off Byng Hall Road. The generous, light and airy accommodation extends to nearly 2100 square feet, and comprises an entrance hall, large living room, kitchen/diner, utility room, cloakroom, four bedrooms, and three bathrooms including an en-suite. There's also a detached double garage, with an office above, and there's plenty of built-in storage, solar panels, electric car charger, and generous parking provision for three cars.

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.



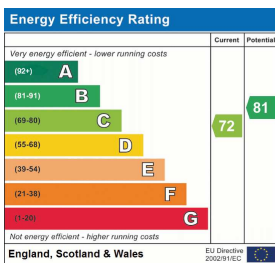
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MAIN HOUSE - APPROX 194 SQUARE METRES (2088 SQUARE FEET)  
 GARAGE & OFFICE - APPROX 52 SQUARE METRES (560 SQUARE FEET)  
 TOTAL FLOOR AREA - APPROX 246 SQUARE METRES (2648 SQUARE FEET)



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Address: Byng Hall Road, Ufford, IP13 6EJ

Council Tax Banding : F

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



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