



# Charles Wright

PROPERTIES

Selling Properties the Wright Way



## Meadow Cottage Byng Hall Road

Ufford, Woodbridge, IP13 6EJ

**Guide price £610,000**



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## Description

An attractive, well presented three bedroom cottage having been cleverly extended in keeping with its original character, utilising quality oak staircase, doors and architraves. The property has UPVC double glazing, gas central heating and an Anglia Factors oak kitchen. The home is set in delightful landscaped rear garden with a studio/summer house at the very rear of the garden.

## Location

The property is situated in the delightful village of Ufford, with two excellent pubs, park, tennis court and some lovely riverside walks. Close by is the Golf and Spa facility of Ufford Park and St Audrey's 9 hole course. There is easy access via the A12 of the quaint Market town of Woodbridge and the Suffolk Heritage Coast, an area of outstanding natural beauty. The villages of Melton and Wickham Market both offer excellent amenities between them including a variety of shops, eateries, hairdressers, library and vet, and Melton has its own railway station with links to Ipswich and the mainline to London's Liverpool Street.

Woodbridge, recently voted one of the best places to live in the country, by the Sunday Times, previously won the same title in 2017, is also easily accessible. The town offers a full range of amenities, including boutique shops, restaurants, sports centre, cinema and library, as well as some excellent schooling facilities for all age groups in both the State and Private sectors.

Being a riverside town and situated on the northern bank of the River Deben, there are excellent facilities including a rowing and sailing club and a marina.

## Reception Hall

Oak staircase to galleried landing, oak floor and radiator.

## Cloakroom

Low level wc, wall mounted wash hand basin, partly tiled wall and floor and radiator.

## Sitting Room

20'9 x 12'5 (6.32m x 3.78m)

Double glazed window to front, oak floor, contemporary gas fire and radiator.

## Dining Room

11 x 10'11 (3.35m x 3.33m)

Double glazed French doors to Garden room and patio doors to rear garden, oak floor and radiator.

## Study

8'3 x 8 (2.51m x 2.44m)

Double glazed window to rear, with oak floor and radiator.

## Kitchen/breakfast Room

23'4 x 9'8 (7.11m x 2.95m)

Double glazed window to front and French doors to garden room. Anglian Factor fitted kitchen in oak units and a granite work top incorporating sink unit set in the worktop with adjacent matching work top with cupboards under and space and plumbing for dishwasher. Range Master Long Stock110 stove. Dresser style unit with plate and wine rack. Range of matching eye level units, wall unit housing fridge and freezer, tiled floor and two radiators.

## Garden Room

18 x 8'6 (5.49m x 2.59m)

Double glazed windows to rear and side, with matching double glazed patio doors to rear terrace, tiled floor and radiator.

## Utility Room

8'6 x 6'3 (2.59m x 1.91m)

Double glazed window to rear and half glazed door to rear. Fitted worktop with stainless steel sink unit and single drainer with cupboard under and plumbing for washing machine and tumble dryer, tiled floor, radiator and door to garage.

## Garage

16'7 x 9 (5.05m x 2.74m)

Hinged opening doors and wall mounted gas fired boiler.

Tel: 01394 446483

### Galleried Landing

Double glazed window to front, loft access and radiator.

### Bedroom One

13'10 x 10 (4.22m x 3.05m)

Double glazed window to rear, with crofted ceiling, oak floor and radiator.

### Dressing Room

13'10 x 8'6 (4.22m x 2.59m)

Double glazed window to rear, with crofted ceiling, oak floor, fitted wardrobes to one wall, built in airing cupboard and radiator. Door to

### Ensuite Shower Room

Double glazed window to front, fully tiled shower cubicle low level wc and vanity units with dual sinks with cupboards and drawers. Chrome heated towel rail.

### Bedroom Two

13'7 x 12'8 (4.14m x 3.86m)

Double glazed window to rear, with crofted ceiling, oak floor and radiator.

### Ensuite Bathroom

Double glazed window to rear, panelled bath, fully tiled shower cubicle, low level wc and vanity unit with sink, and cupboards and drawers. Chrome heated towel rail.

### Bedroom Three

12'6 10'3 (3.81m x 3.12m)

Double glazed window to front, with crofted ceiling, oak floor and radiator.

### Bathroom

Double glazed window to front, Jacqui panelled bath and independent shower unit, low level wc and vanity unit with sink, cupboards and drawers and heated towel rail.

### Outside and Gardens

The property is set well back from this country lane with a blocked paved driveway and parking for several vehicles leading up to the garage. The front garden has a well stocked border with an established Magnolia.

The rear garden is an absolute delight having been landscaped by the current owner with a patio to the immediate rear of the property, along with a raised terrace ideal for alfresco dining with raised planters with a huge array of flowering bulbs and flowers. Beyond is a windy path through lawned gardens with attractive flower and shrub beds, ornamental pond, pergola to a vegetable garden and studio to the rear boundary.

### Agents Note

Services: Mains electricity, gas, water and drainage are all connected to the property.

Tenure: Freehold

Council Tax: Band E

EPC: Band C

Local Authority: East Suffolk



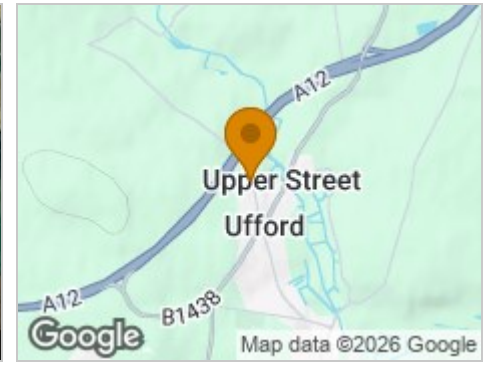
## Road Map



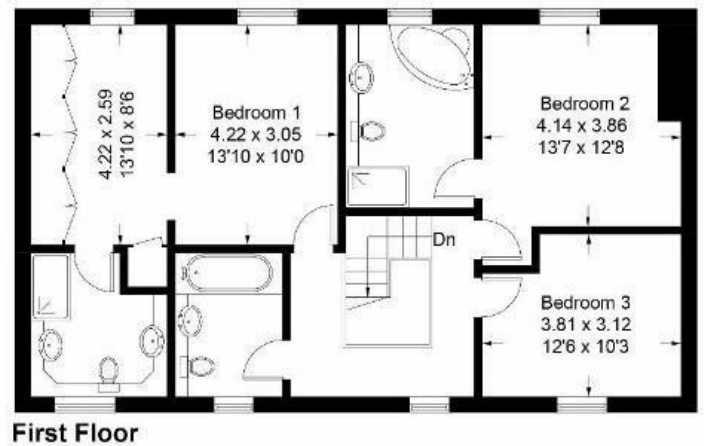
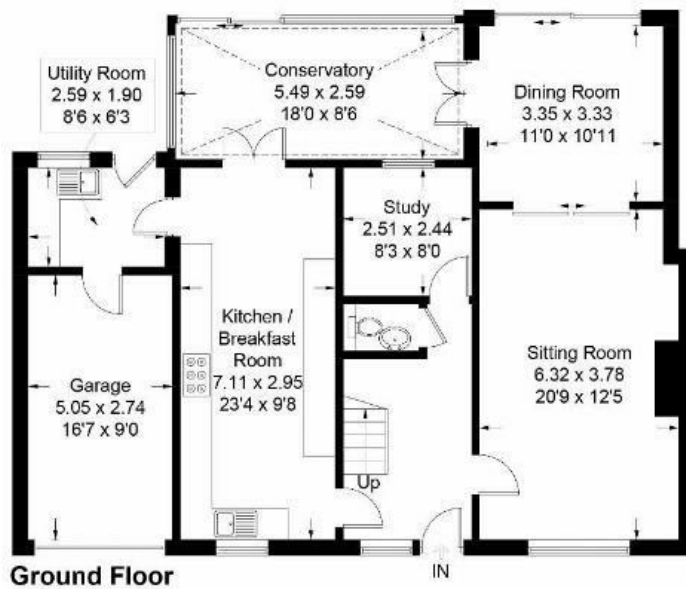
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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