Chartered Surveyors / Estate Agents

Clarke & Simpson









Hawthorns, Byng Hall Road, Ufford, Suffolk IP13 6EJ

A three-bedroom detached bungalow, situated in a quiet lane within the popular village of Ufford, close to the market town of Woodbridge.

Guide Price £499,500 Freehold

P7966B

Summary

Entrance hall, kitchen/breakfast room, sitting/dining room, principal bedroom with en-suite shower facilities, two further double bedrooms and a family bathroom. Attached single garage, ample off-road parking for several vehicles, and enclosed gardens to both the front and rear. No onward chain.

Location

Hawthorns will be found along Byng Hall Road, a quiet country lane close to the centre of the popular and desirable village of Ufford. Ufford itself has a highly regarded pub and restaurant, The Crown, which is within easy walking distance. There is a further good public house in Lower Ufford, The White Lion, whilst the Ufford Park Hotel, Golf Club and Spa is only a mile away. The historic market town of Woodbridge lies within about 3 miles to the south and is best known for its outstanding riverside setting. It offers a good choice of schooling in both state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina.

There is also a railway station with connecting trains via Ipswich to London's Liverpool Street Station, which take just over the hour. There is a further railway station at the neighbouring village of Melton, and also at Campsea Ashe, 4 miles, both with interconnecting trains to Ipswich. The well served village of Wickham Market is 2 miles to the north and offers a Co-operative supermarket, a selection of shops, cafes and eateries, a dentists, doctors and primary school. The Heritage Coast is within easy reach including the popular centres of Orford, Aldeburgh and Southwold. The County Town of Ipswich lies about 10 miles to the south-west.

Description

Hawthorns is a well-presented and maintained, spacious three-bedroom detached bungalow, offering exceptionally well-proportioned and thoughtfully arranged accommodation throughout.



The welcoming entrance hall features engineered oak flooring, which continues through into the sitting/dining room. This room enjoys a central red brick fireplace with an open grate, set on a tiled hearth with a wooden mantel above. Sliding doors open directly onto a paved terrace immediately to the rear of the property and creates a wonderful outdoor entertaining space.

The kitchen/breakfast room is fitted in a Shaker-style design and benefits from windows and an external door providing access to the driveway. The kitchen is well equipped with a range of integrated appliances, including a four-ring gas hob with extractor hood over, high-level double oven and integrated fridge/freezer, together with space and plumbing for additional appliances.

All three bedrooms are generously proportioned double bedrooms. The principal bedroom benefits from windows overlooking the rear garden, together with en-suite shower facilities and WC. There are two further double bedrooms, complemented by a well-appointed family bathroom.

The property benefits from gas-fired central heating and double glazing throughout.

Outside

Approaching the property from the front, there is ample driveway parking for several vehicles, together with a hard-landscaped front garden enclosed by established hedging and shrubs. To the side of the property is an attached single garage, featuring an electric up-and-over door, power and light.

The rear garden is fully enclosed and is mainly laid to lawn, with a raised paved terrace immediately behind the property, enclosed by hedging and providing an ideal space for outdoor dining and entertaining. There is also a timber shed and a pathway leading to gated side access.



















Directions
Heading south on the A12, take the slip road signposted to Ufford and Melton (the B1438). Continue along this road into the village of Ufford, passing The Crown public house on your right. Take the next left turning into Byng Hall Road. Continue along this road and Hawthorns will be found a short on the right-hand side identified by a Clarke and Simpson for sale board.

For those using the What3Words app: ///hamster.distracts.kind

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

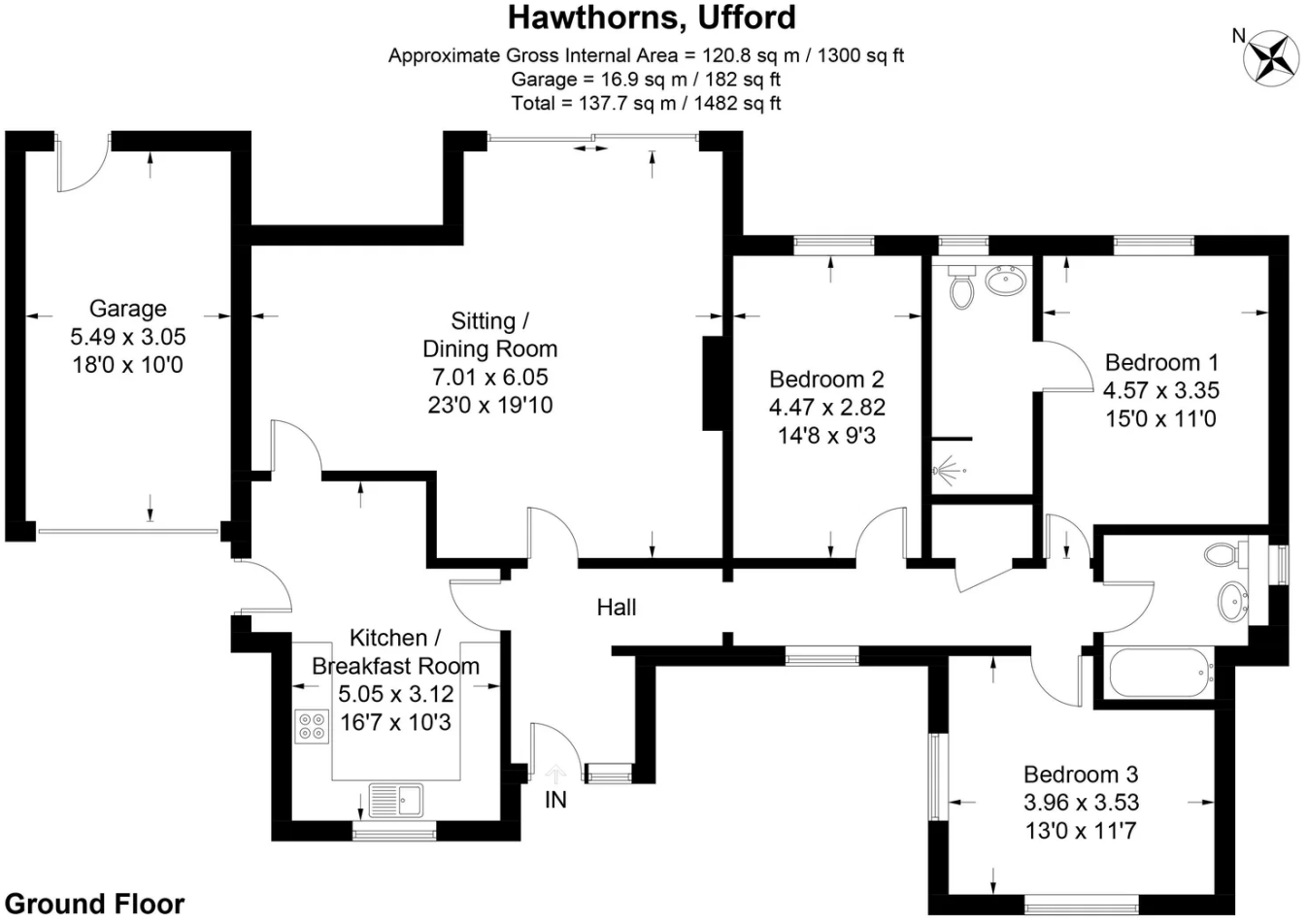
EPC Rating = C (Copy available from the agents upon request).

Council Tax Band E: £2,809.75 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

Hawthorns, Ufford

Approximate Gross Internal Area = 120.8 sq m / 1300 sq ft
Garage = 16.9 sq m / 182 sq ft
Total = 137.7 sq m / 1482 sq ft



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NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. The agents hold a Certificate of Structural Adequacy for Hawthorns and will make this available to interested parties.

August 2026



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