



Palmer & Partners



Goldsmiths, Ufford, Woodbridge,
Suffolk, IP13 6FB
Asking Price £650,000

Palmer & Partners

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- Exceptional Detached House
- Four Bedrooms
- Four-Piece Family Bathroom
- Two En-Suite Shower Rooms
- Living Room with Wood Burner
- Stunning Open Plan Kitchen/Dining Room
- Integrated Kitchen Appliances
- Alarm System
- Underfloor Heating Where Stated
- Off-Road Parking & Integral Garage
- Cleverly Landscaped Rear Garden

This exceptional four-bedroom detached family home is situated on an exclusive development in Ufford and built by award winning developers Landex Homes to a very high specification. The property was built in 2018 and extended by the current owners in 2021 creating an impressive master suite and is immaculately presented throughout. A cleverly landscaped rear garden is a particular selling feature and there is an alarm system, off-road parking for two cars, an integral garage, double-glazing, and underfloor heating throughout the ground floor with radiators to the first floor apart from the guest bedroom en-suite and family bathroom which both have electric underfloor heating. Ufford is a delightful village some 3 miles North of the pretty market town of Woodbridge and 13 miles Northeast of Ipswich, the county town of Suffolk. This

historic village has nearly 30 village organisations and is a very active community.

Outside – Front: The garden is laid to lawn and enclosed by low-level hedgerow, a block-paved driveway provides off-road parking for two cars in front of the garage, a gate to the side leads to the rear garden, and there is a path to the double-glazed front door with courtesy lighting.

Entrance Hall: Tiled floor with underfloor heating, ceiling inset spotlights, stairs to the first floor with understairs cupboard, and doors to the cloakroom, living room and kitchen / dining room.

Cloakroom: A two-piece suite comprising low-level WC and slimline hand wash basin with storage cupboard beneath; there is a heated towel rail, tiled walls and tiled floor with underfloor heating, ceiling inset



spotlights, extractor fan, and double-glazed opaque window to the front aspect.

Living Room: 17' x 9'9" (5.18m x 2.97m) The dual aspect reception room has double-glazed windows to the front and side, a feature wood burning stove, ceiling inset spotlights, and is laid to carpet with underfloor heating. Double doors provide access to:

Kitchen / Dining Room: 17'7" x 14'1" (5.36m x 4.3m) The stunning open plan kitchen / dining room is fitted with an extensive range of modern eye and base level units and drawers with granite work surfaces and upstands incorporating a one and a half bowl undermount sink and drainer. All the appliances are integrated and include a Neff dishwasher, Neff double oven, full-size fridge, wine fridge, and bin storage. There is a tiled floor with underfloor heating, ceiling inset spotlights, and centre island

incorporating a breakfast bar with granite work surface, built-in Neff induction hob with extractor hood over, and ample storage beneath. The kitchen / dining room is dual aspect with double-glazed windows to the rear and side, double-glazed French doors opening onto an extensive patio, and a door provides access to:

Utility Room: 9'6" x 8'11" (2.9m x 2.72m) The utility room is fitted with an extensive range of modern eye and base level units with granite work surfaces and upstands incorporating an undermount sink. There is an integrated full-size freezer and water softener with space for additional appliances. The utility has a cupboard housing the Vaillant combi boiler, tiled floor with underfloor heating, ceiling inset spotlights, double-glazed window to the rear aspect, double-glazed door opening out to the rear garden, and door through to:



Integral Garage: 19'11" x 10'6" (6.07m x 3.2m)
Electric roll top door and power and light is connected.

First Floor Landing: Radiator, ceiling inset spotlights, loft access, doors to the bedrooms and bathroom, and the land is laid to carpet.

Master Bedroom: 22'9" x 10'11" (6.93m x 3.33m) The master suite forms the extension, and the dual aspect bedroom offers double-glazed windows to the rear and side with views over the village green and distant views of Eyke. There is a standard radiator and additional vertical radiator, ceiling inset spotlights, and two sets of built-in wardrobes with a combination of shelving and hanging space. The bedroom is laid to carpet and has a door providing access to:

En-Suite Shower Room: 10'6" x 5'7" (3.2m x 1.7m) A very stylish three-piece suite comprising low-level WC, double-size walk-

in shower enclosure with Aqualisa touch shower, and a substantial vanity hand wash basin with plenty of storage drawers beneath. The en-suite has two heated towel rails, tiled walls and floor, ceiling inset spotlights, extractor fan, and double-glazed opaque window to the front aspect.

Bedroom Two: 10'7" x 9'9" (3.23m x 2.97m) The spacious en-suite guest bedroom has a double-glazed window to the front aspect with field views, radiator, ceiling inset spotlights, and built-in full-length double wardrobe with a combination of shelving and hanging space. The bedroom is laid to carpet, and a door provides access to:

En-Suite Shower Room: 7'5" x 7'2" (2.26m x 2.18m) Another stylish three-piece suite comprising low-level WC, corner shower enclosure with Aqualisa shower, and vanity hand wash basin with storage beneath. The en-suite has two heated towel rails, tiled walls and floor with electric underfloor

heating, ceiling inset spotlights, extractor fan, and double-glazed opaque window to the front aspect.

Bedroom Three: 9'9" x 9'6" (2.97m x 2.9m) Double-glazed window to the rear aspect with views over the village green and distant views of Eyke, radiator, ceiling inset spotlights, built-in floor-to-ceiling double wardrobe with shelving and hanging space, and the bedroom is laid to carpet.

Bedroom Four: 10'7" x 7'5" (3.23m x 2.26m) Double-glazed window to the rear aspect with views over the village green and distant views of Eyke, radiator, ceiling inset spotlights, built-in double wardrobe with mirrored fronts, and the bedroom is laid to carpet.

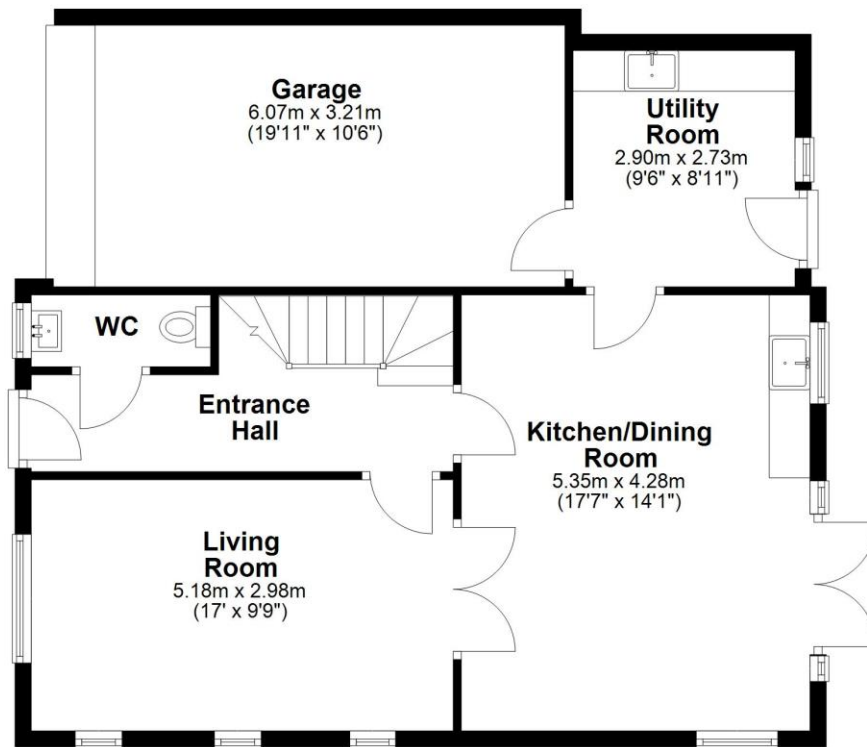
Family Bathroom: 9'10" x 6'4" (3m x 1.93m) The large bathroom has a stylish four-piece suite comprising low-level WC, tiled bath, corner shower enclosure with Aqualisa shower, and a vanity hand wash basin with

storage beneath. There are two heated towel rails and a radiator, tiled walls and tiled floor with electric underfloor heating, ceiling inset spotlights, extractor fan, and double-glazed opaque window to the side aspect.

Outside – Rear: The garden is lovely and private and has been cleverly landscaped by the current owners with an extensive patio leading out from the kitchen / dining room. The remainder of the garden is predominantly laid to lawn with a variety of flowers and shrubs, pergola decked seating area, outside power, and is fully enclosed by panel fencing.

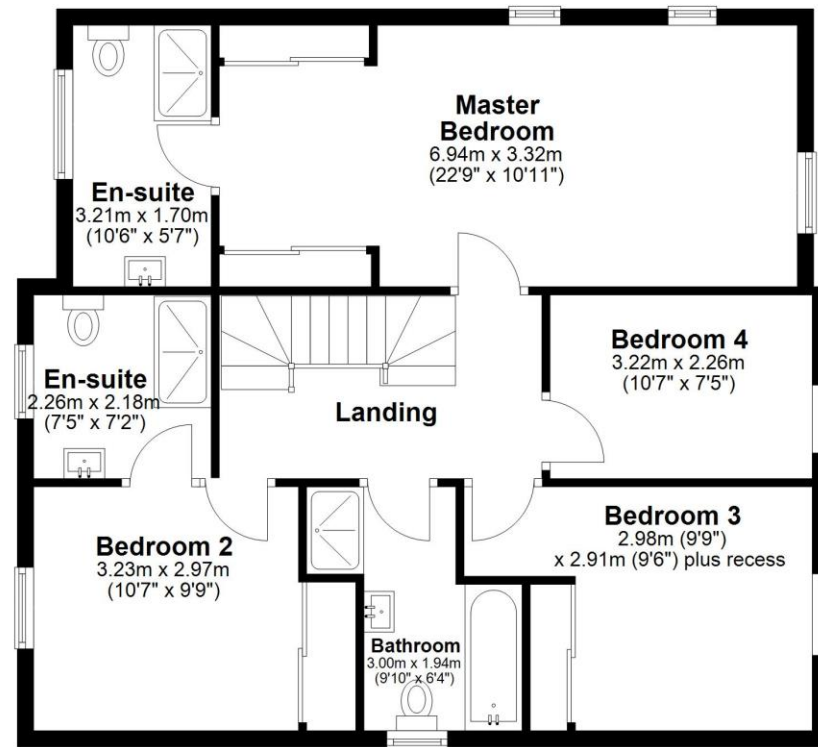
Ground Floor

Approx. 79.2 sq. metres (852.4 sq. feet)



First Floor

Approx. 80.7 sq. metres (868.6 sq. feet)



Total area: approx. 159.9 sq. metres (1721.0 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

4 Bedrooms, 3 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: E



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