



Palmer & Partners



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Nicholls Close, Ufford, Suffolk, IP13 6EX

GP: £375,000 to £380,000

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Occupying a corner plot in the sought after village of Ufford lies this spacious four bedroom detached house which benefits from double length garage, driveway providing parking, fully enclosed rear garden, double glazing. The accommodation comprises front porch, entrance hall, dining room which opens through to the lounge, kitchen, utility room, first floor landing, four bedrooms, and wet room.

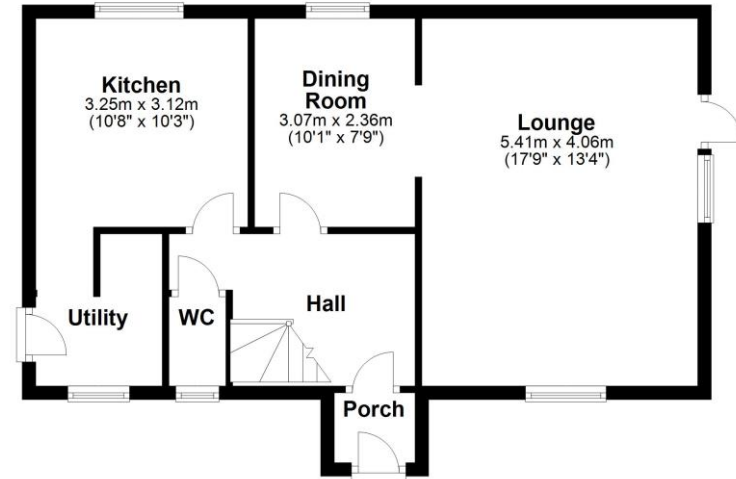
Ufford is a delightful village some 3 miles North of the pretty market town of Woodbridge and 13 miles North East of Ipswich, the county town of Suffolk. This historic village has nearly 30 village organisations and is a very active community.

The quaint and historic market town of Woodbridge combines excellent shops with superb pubs and restaurants and numerous activities both indoors and out. On the edge of an Area of Outstanding Natural Beauty, Woodbridge is the perfect base from which to explore the Suffolk Coast and its many tourist attractions. The beautiful, award-winning Elmhurst Park has been referred to as 'the jewel in the crown of Woodbridge' and the popular Seckford Hall Golf Club is within close proximity. Just a short walk from the Thoroughfare and the River Deben, it is renowned for its superb floral colour and high standards of maintenance. The town is served by Woodbridge railway station on the Ipswich – Lowestoft East Suffolk Line and has some excellent schools including the popular Farlingaye High School.

Council tax band: E
EPC Rating: D

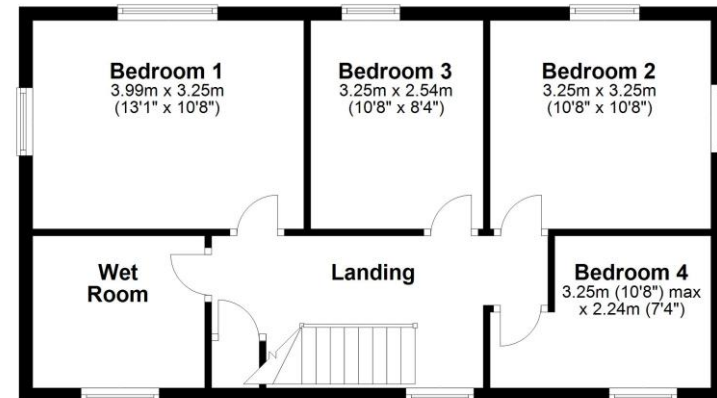
Ground Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.1 sq. feet)



Total area: approx. 109.5 sq. metres (1178.3 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.



