



**Parklands, Ufford Woodbridge IP13 6ES**

**welcome to**

**Parklands, Ufford Woodbridge**

Situated at the end of quiet close, in the popular village of Ufford, this three bedroom end of terrace benefits from generous gardens to front and rear, and off road parking.



### **Entrance Hall**

Double glazed window to the front, doors to...

### **Lounge**

16' 1" x 10' 10" ( 4.90m x 3.30m )

Large double glazed window to the front overing views across the garden. Herringbone oak effect flooring, two radiators, TV point, fire;lace with tiled base, oak surround and mantel.

### **Kitchen**

15' 1" x 9' 10" ( 4.60m x 3.00m )

Double glazed windows to the side and rear and door to the garden. Herringbone oak effect flooring, spotlights. Small utility area with fitted worktop and storage cupboard and space for washing machine. Range of wall and base mounted units, shaker style oak effect worktops, stainless steel one and a half bowl sink and drainer with chrome mixer tap, space for a fridge/freezer, cooker, washing machine and dishwasher, fitted Rayburn stove, pantry cupboard.

### **Utility**

5' 10" x 5' 3" ( 1.78m x 1.60m )

Double glazed window to the rear, space for appliances, storage.

### **First Floor Landing**

Double glazed window to side, radiator, airing cupboard and loft hatch.

### **Master Bedroom**

12' 11" x 10' 3" ( 3.94m x 3.12m )

Double glazed window to the front, radiator, feature panelled wall, wall hung lights.

### **Bedroom Two**

13' 5" x 8' 4" ( 4.09m x 2.54m )

Double glazed window to the rear, radiator.

### **Bedroom Three**

9' 11" x 7' 5" ( 3.02m x 2.26m )

Double glazed window to the front, radiator, storage cupboard over the stairs.

### **Bathroom**

Low level WC, pedestal wash hand basin, bath with overhead shower, waterfall showerhead and glass screen, oak effect flooring, spotlights, extractor fan, two double glazed windows to the rear.

### **Outside**

A wrap around style garden, which is fully enclosed, with fencing. There is a drop kerb to the rear and gated access for vehicles. The rear is mainly paved, with hard standing area. A shed and additional large shed, with power. There is patio area wrapping around the side of the property, with lawned area. Outside tap, lights and power. To the front there are flower beds, a pathway to the front door, with light. A gated access, large grassed area.



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## Parklands, Ufford Woodbridge

- Situated at the end of a Quiet Close
- Large Front and Rear Gardens
- Parking to the Rear
- Woodland Views to the Rear
- Three Good Size Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £260,000



Please note the marker reflects the postcode not the actual property

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