

*A detached four bedroom,  
contemporary 1970's house, located  
in an elevated position, with fine  
views, at Ufford Place.*

Guide Price  
£695,000 Freehold  
Ref: P7332/C

Brindles  
Ufford Place  
Ufford  
Suffolk  
IP13 6DR



Hallway, cloakroom, sitting room, living/dining room,  
kitchen/breakfast and utility room.  
Four first floor bedrooms and bathroom.  
Attached single garage and substantial 22' x 21' detached garage.  
Off road parking.  
Mature grounds extending to over one third of an acre.

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## Location

Ufford Place is an exclusive development of individual homes many of which date from the 1960s. Ufford is located approximately 3 miles to the north of the market town of Woodbridge which is steeped in history and has a good selection of schools and many amenities including shops, restaurants, two theatres, sports clubs and medical facilities. The village of Ufford has two distinct parts: the lower part is now a conservation area, known as Lower Ufford. Here there is a public house, The White Lion, a Parish Church and many beautiful walks over the water meadows and along the River Deben. The upper part of the village – known as Ufford – also has a public house, The Crown. The Ufford Park Hotel Golf & Spa (with 18 hole golf course, driving range and spa membership) is adjacent to Ufford Place. The County Town of Ipswich is approximately 12 miles from Ufford with direct rail links to London Liverpool Street Station. Nearby schools include The Abbey (Preparatory School), Woodbridge School (Senior School), Melton Primary School, and Farlingaye High School.

## Description

Brindles is a detached house of brick and block construction under a tiled roof that was constructed in the early 1970's. It has the advantage of still offering the style of the era such as the staircase, large windows and wood block flooring. The windows are of particular note, as many of them have been replaced with high quality units built by Andersen Windows, who are based in the United States. Internally, there is spacious accommodation, particularly on the ground floor where there is a well equipped kitchen and breakfast room, a living/dining room, sitting room with fireplace, utility room and cloakroom. On the first floor are four bedrooms and an impressive bathroom. Attached to the house is the original garage and it is envisaged that an incoming buyer may choose to extend the living accommodation into this/over this, subject to normal consents.

Of particular note is the parking the property has and detached garage. This substantial building is fully insulated and it would not take a great deal of work to convert it into a annexe. It is however, currently ideal as garaging, workshop, home office or gym etc. The gardens surround the house and are mainly laid to lawn, containing specimen trees and raised vegetable beds.

## The Accommodation

### *The House*

### Ground Floor

A glazed front door, flanked on both sides by windows, leads to the

### *Hallway*

Stairs to the first floor landing with understairs recess/study area. Tiled flooring. Recessed spotlighting. Built-in cloak cupboard with hanging rail and shelf above. Radiator. Doors lead to the sitting room, kitchen/breakfast room and cloakroom.





### *Cloakroom*

WC and hand wash basin with cupboards below. Tiled flooring with electric underfloor heating. Part tiled walls. South facing window with obscured glazing. Ladder style towel radiator.

### *Kitchen/Breakfast Room* 23'7 x 8'3 (7.19m x 2.51m)

Large north facing windows and glazed sliding doors opening to the patio. The kitchen area is fitted with high and low level wall units with integrated fridge, freezer, dishwasher and double electric oven. Corian work surface with inset one and a half bowl Franke stainless steel sinks with mixer taps above. Five ring halogen hob with extractor fan above. Built-in glass fronted drinks cabinet. Recessed spotlighting. Radiators. Recessed Monitor ceiling speakers. The kitchen area has a tiled floor with electric underfloor heating and a radiator with towel rail. The breakfast area has wood block flooring.





Doors lead to the living/dining room, sitting room and utility room.

*Utility Room* 8' x 6' (2.44m x 1.83m)

Low level wall units with space and plumbing for a washing machine and tumble dryer. Work surface with stainless steel sink, drainer and mixer taps above. Tiled flooring. Recessed spotlighting. North facing UPVC window overlooking the rear garden and partially glazed UPVC door to the exterior. Radiator. Fitted cupboards with shelving. Door to the Airing Cupboard.

*Airing Cupboard*

Comprising large, pressurised hot water cylinder, new water softener, slatted shelving and control system for the solar thermal array. Automatic lighting.



*Living/Dining Room* 18' x 10' (5.49m x 3.05m)

A triple aspect room with north and west facing windows overlooking the gardens as well as east facing sliding doors opening out to the patio. Wood block flooring. Radiator.



*Sitting Room* 17' x 12'7 (5.18m x 3.84m)

South facing window with views to the front of the property. Wood block flooring. Radiator. Baxi fire with granite surround and hearth. Recessed spotlighting. Radiator. Door to the Hallway.



From the Hallway, the stairs rise to a half landing and then continue to the First Floor Landing

*Landing*

Floor-to-ceiling east facing window. Recessed spotlighting. Radiator. Hatch with pull down ladder to boarded attic space. Doors lead off to the four bedrooms and bathroom.



*Bedroom One* 14'4 x 10'2 (4.37m x 3.10m)

A double bedroom with floor-to-ceiling east facing window with fine views (see notes). Further south facing window. Radiator.



*Bedroom Two* 14'7 x 9'3 (4.45m x 2.82m)

A double bedroom with large south facing window overlooking the front of the property. Recessed spotlighting. Radiator. Built-in wardrobes with hanging rails and shelving.



*Bedroom Three* 11'9 x 9'4 (3.58m x 2.84m)

A double bedroom with west facing window. Laminate flooring. Recessed spotlighting.

*Bedroom Four* 8'7 x 7'3 (2.62m x 2.21m)

A single bedroom with north facing window with delightful views over the garden and rooftops towards open meadows. Fitted shelving. Laminate flooring. Radiator.



*Bathroom*

Fully tiled with electric under floor heating. Comprising bath with shower attachment, hidden cistern WC, hand wash basin, shower and bidet. Mirror fronted cabinet. Spotlighting. Recessed ceiling speakers. Tower radiator.

**Outside**

The property is approached via the cul-de-sac onto a shingle drive providing ample off-road parking for a number of vehicles. This leads to the two garages. One is attached to the house and is of brick construction. It has an up-and-over door to the front as well as two personnel doors to the side. It is home to the gas fired boiler.

The second garage is a substantial detached building measuring 22' x 21' (6.71m x 6.40m), of block construction with brick elevations under a pitched pan tile roof. The building is fully insulated to the walls, flooring and ceiling and has recessed spotlighting throughout. There is a hatch with pull down ladder to a partly boarded loft space. To the front are two remote controlled roller doors as well as personnel door and windows. In addition there is electric under floor heating and to the side of the garage is an EV charging point.

The gardens surround the house and are predominantly laid to lawn. In addition, are specimen trees including an ornamental Japanese Maple, Beech, Bay and Palm tree. The garden is enclosed by mature hedging and there is a substantial patio area abutting the rear of the house. To the east of the house/garage is a chicken run, and beyond this, raised vegetable and herb beds. In all, the grounds extend to 0.36 acres.







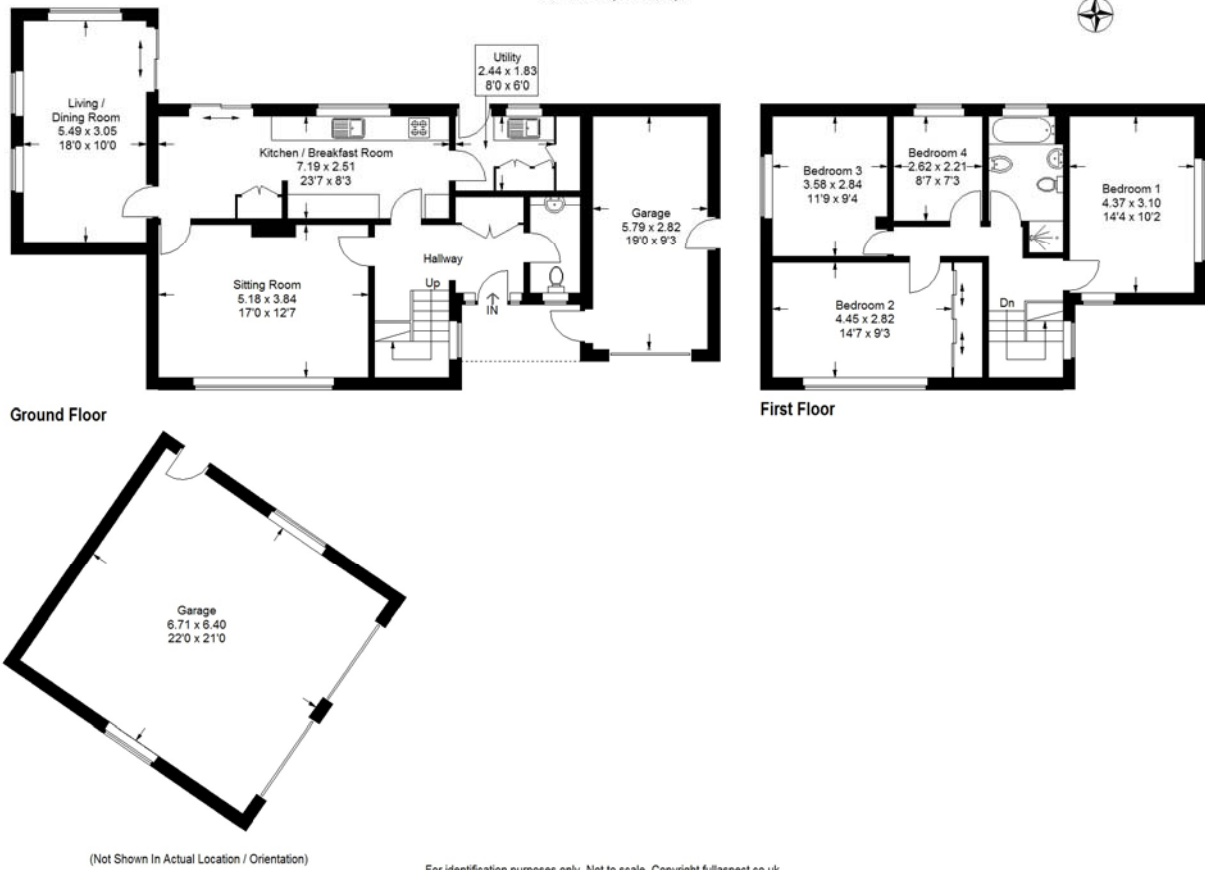






## Brindles, Ufford

Approximate Gross Internal Area = 140.9 sq m / 1517 sq ft  
Garages = 60.6 sq m / 652 sq ft  
Total = 201.5 sq m / 2169 sq ft



**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, electricity and gas. External gas points for a barbecue. Gas fired central heating. Solar panels for hot water.

**Broadband** It is understood that the property has fibre to the premises. 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 upon request)

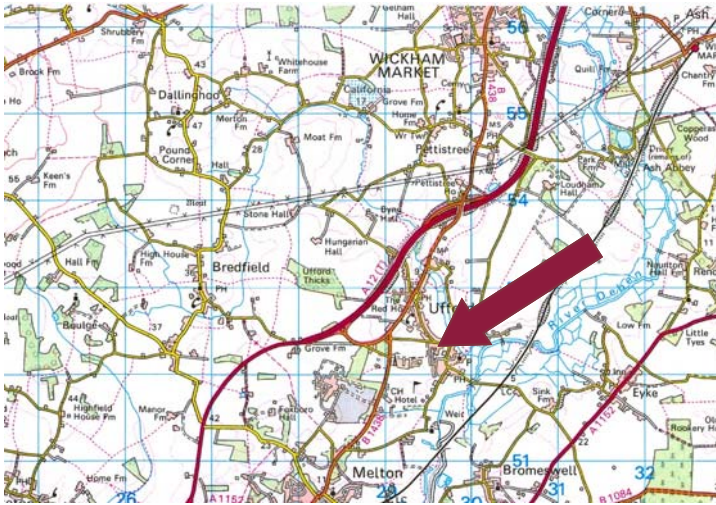
**Council Tax** Band E; £2,092.35 payable per annum 2024/2025

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

### 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. A buyer may wish to replace the floor to ceiling east facing window in the Bedroom 1. However, it is envisaged that a buyer may extend the property to the east, with these windows removed. Therefore, the works have not been undertaken by the vendor.

**May 2024**



## Directions

Approaching Ufford from the direction of Wickham Market, proceed out of Wickham Market on the B1438, passing through Pettistree and continuing into Ufford. Head through the village and turn left where signposted to Lower Ufford and Melton, then turn immediately left into the Avenue. Head to the bottom of the Avenue and turn right at the T junction. Take the next right onto Ufford Place. Proceed along the road and turn right and continue until turning right onto the cul-de-sa where Brindles will be found on the left hand side.

What3Words location: ///stroke.evoves.equipment



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