



Brownies,

Orford, Suffolk, IP12 2NU

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Bedfords

ESTABLISHED 1966

Brownies, Quay Street, Orford, Suffolk, IP12 2NU

- Woodbridge 12.1 miles
- Aldeburgh 11.3 miles
- London 1 hour 15mins approx. by train from Ipswich.

A SUPER TWO BEDROOM COTTAGE SITUATED IN THE STUNNING VILLAGE OF ORFORD.

Guide: £385,000 FREEHOLD

ENTRANCE HALL | SITTING ROOM |
KITCHEN/BREAKFAST ROOM | TWO BEDROOMS |
CLOAKROOM | BATHROOM | GARDEN |

Brownies is a charming two bedroom cottage set in an idyllic location tucked away off Quay Street, enjoying views of the river from the first floor, especially in the winter.

On entering the property you will find the kitchen/breakfast room off to the left and the sitting room to the right, with a tiled floor throughout the ground floor and exposed timbers. The kitchen/breakfast room has a range of high and low level units, built in eye level oven, electric hob, dishwasher, space and plumbing for water softener under the sink, under counter fridge/freezer and composite sink with mixer tap. There is also space for table and chairs with patio doors out to the garden.

The sitting room is a lovely light and cosy room with a wood burning stove and French doors to the garden. There is a bookcase to one side of the fireplace which opens up to reveal a cupboard where you will find the electric meter. A door leads to the cloakroom and utility area with space for the washing machine.

Stairs lead to the first floor where you will find two double bedrooms. The main bedroom is a fabulous room with Juliette balcony, feature fireplace with views towards the river. The second double bedroom is also a lovely light room.



The ensuite bathroom comprises panelled bath, separate shower, close coupled WC and wash hand basin. The second double bedroom is also a lovely light room.

OUTSIDE:

The south facing garden is fully paved, with mature hedging, planting and storage shed. A perfect place for entertaining and enjoying those heady summer days.

AGENT NOTE: There is right of way across the garden, for use in an emergency by the neighbour.

Services

Mains water, electricity and drainage connected.
According to Ofcom there is superfast broadband available.
Mobile coverage is limited

What3words: backpack.juicy.dart

Council Tax: B

EPC E

Location

Situated on the Western banks of the River Ore, Orford offers a remarkably broad and comprehensive range of amenities and leisure pursuits. Found within the village are a General Store & Post Office; two pubs; The Crown & Castle Hotel; The Butley Oysterage; The Pump Street Bakery; various craft shops; Orford Sailing Club is thriving family club with dinghy park and swing moorings; whilst the river also offers long scenic walks and exceptional bird watching. The larger market town of Woodbridge offers a range of commercial entertainment and shopping amenities, together with a branch line railway station providing a service to London Liverpool Street, via Ipswich.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

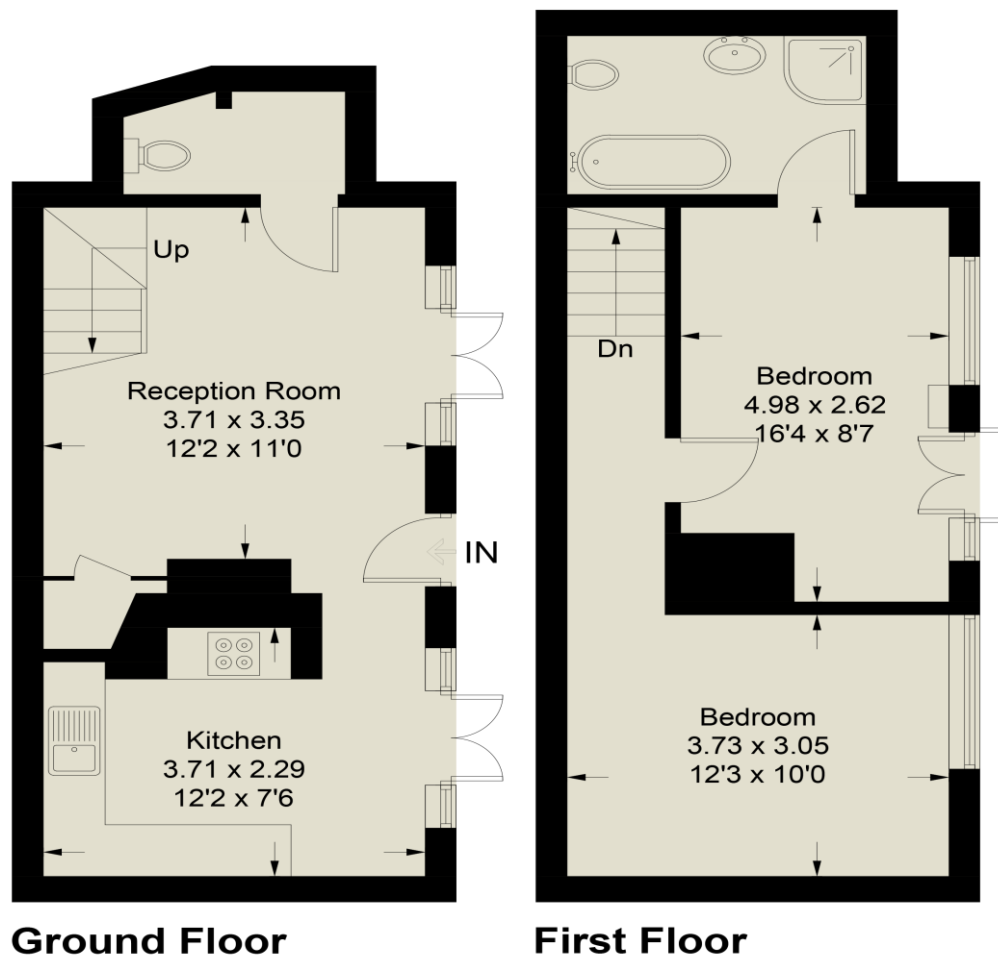
Energy Efficiency Rating		
Band	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC

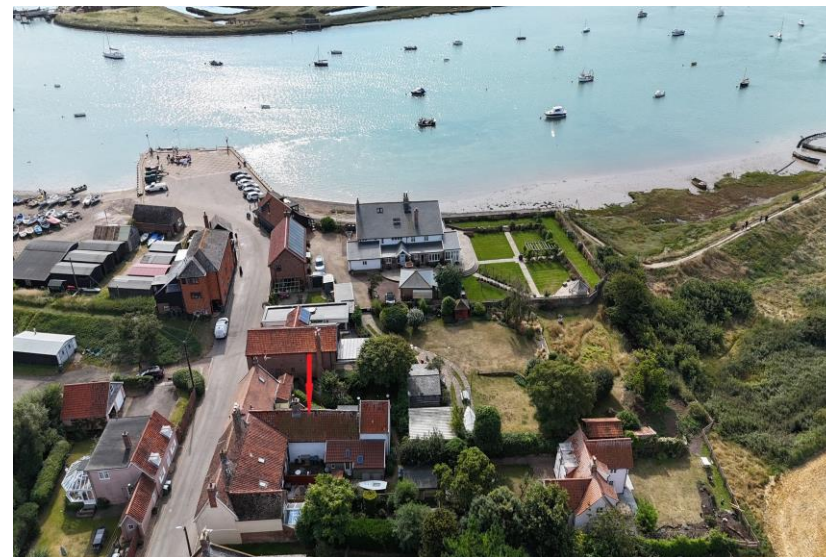


Brownies, Orford

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft



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Produced for Bedfords



Aerial View of Brownies, The Quay & River



Orford Quay at Sunset

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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