



Garrard House, Ufford Road, Bredfield, Woodbridge, IP13 6AR

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ESTABLISHED 1966



## Garrard House Ufford Road Bredfield Woodbridge IP13 6AR

- Woodbridge 2.9 miles
- Wickham Market 3.3 miles
- Ipswich 11 miles

ENTRANCE HALL | CLOAKROOM | KITCHEN/DINER | SITTING ROOM | STUDY/SNUG | CONSERVATORY | THREE BEDROOMS | EN SUITE SHOWER ROOM | BATHROOM | COURTYARD GARDEN | BACK GARDEN | DOUBLE GARAGE | PARKING

Garrard House is a detached modern family house, which is built of red brick elevations under a pantile roof, with inset uPVC double glazed windows. The living accommodation is well laid out with well-proportioned rooms and is generally well presented, requiring some redecoration and updating.

The front door opens to the hallway, off which is a cloakroom and doors to the sitting room and kitchen/diner. The kitchen is fitted with a range of wall and base mounted cupboards and drawer units, with integrated electric oven with gas hob, extractor and dishwasher. There is ample dining space and doors connect to the study/snug, conservatory and patio.

The sitting room has a gas fire with mantelpiece and double doors open to the conservatory. The principal ground-floor rooms all have wood-effect flooring.

On the first-floor is the principal bedroom which has an en suite shower room with WC and basin. There are two further bedrooms and a family bathroom comprising a white suite of bath, basin in a vanity unit and WC.

**A spacious detached modern house with a double garage, in a highly convenient location close to Woodbridge.**

**Guide: £450,000 FREEHOLD**



## Outside

The property is approached over a shingle driveway with ample parking and turning space. A detached brick built double garage with twin up-and-over doors provides further parking and storage space. Power and light connected.

At the side of the garage is a paved courtyard with shrub borders, ideal of outdoor dining. The garden is to the rear of the property and is laid to lawn with a further paved seating area adjacent to the conservatory.

## General information

- All mains services connected
- Gas-fired central heating to radiators
- Mains drainage
- Council Tax – East Suffolk – Band E
- Ofcom state – Ultrafast broadband is available
- Ofcom state – most mobile providers likely
- EPC – C rating
- What3words: pickle.award.irritated

## Location

Bredfield is situated about 3 miles to the northwest of the highly sought after market town of Woodbridge, and has easy access to the A12. The village benefits from a community run village shop, village hall and church, bowls club and two tennis courts. Woodbridge, with its wonderful riverside setting and sailing facilities, is a short drive away. The town has a wide variety of local shops, a library, doctors' surgeries, a cinema, swimming pool, tennis courts and restaurants. The surrounding countryside has countless walks, forest trails, bridleways, sailing and river rowing, and excellent golf courses, two of which are Woodbridge and Ufford Park. There are also a number of excellent local schools, including Woodbridge School, The Abbey and Farlingaye High School. There are branch line stations at Melton and Woodbridge with 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.



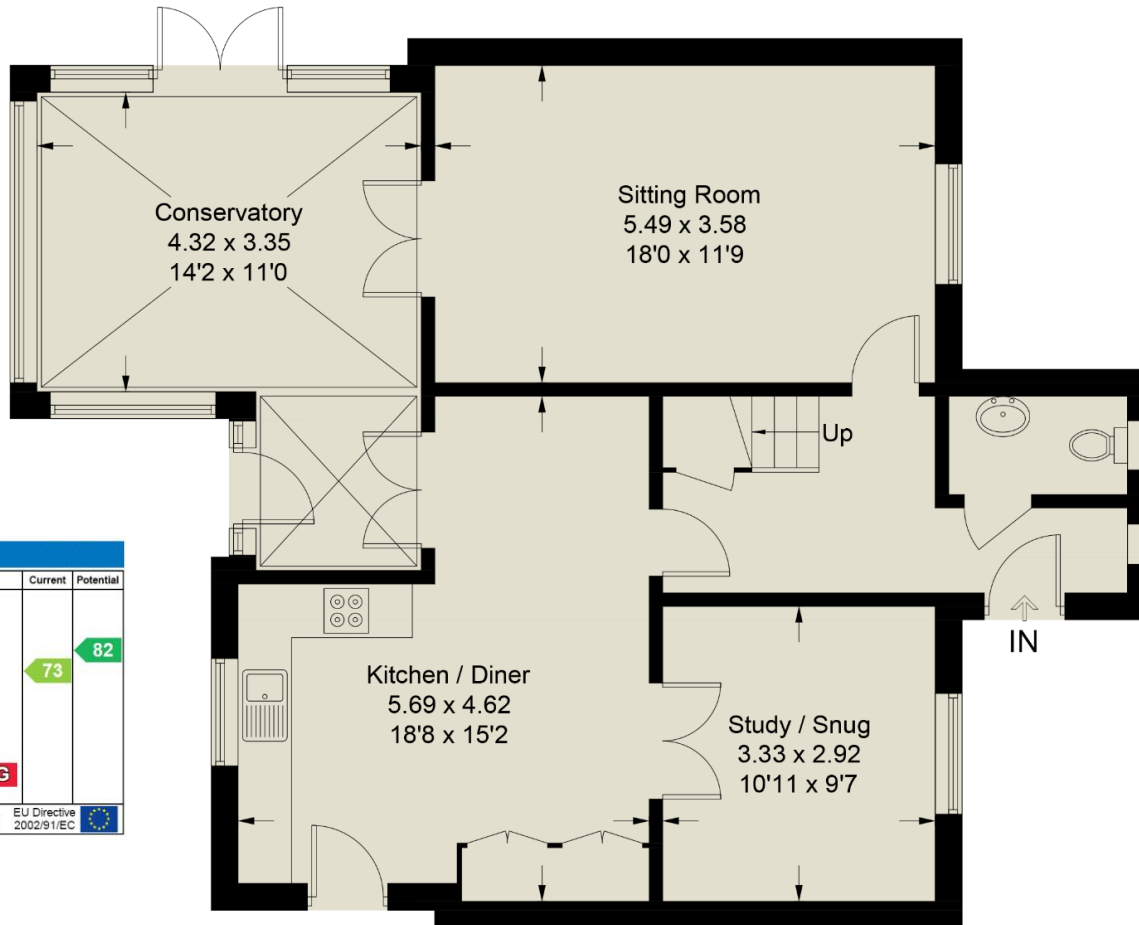


# Garrard House, Bredfield

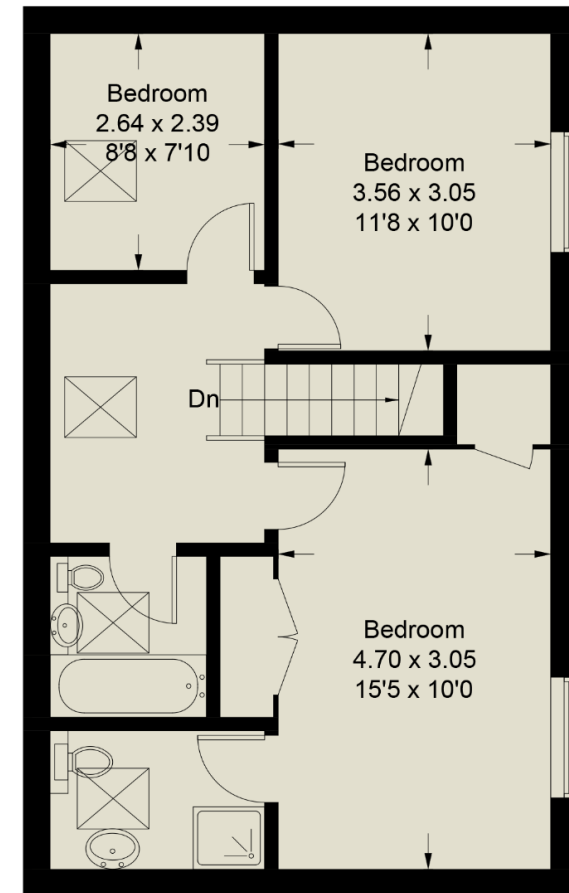
Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	73	82
EU Directive 2002/91/EC		



**Ground Floor**



**First Floor**

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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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