



6 Ferry Road
Orford, Woodbridge, Suffolk

An attractive detached 3 bedroom property located in a highly-desirable coastal Suffolk village.

A handsome, light home providing modern amenities and elegant neutral décor throughout, set within a delightfully landscaped garden and positioned at the heart of a highly-desirable, picturesque village, renowned for its sailing and proximity to the coast.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE WITH PLANNING



GARDEN



FREEHOLD



COASTAL VILLAGE



1,102 SQ FT



**GUIDE PRICE
£725,000**

The property

6 Ferry Road is an attractive detached family home offering beautifully presented, light-filled, flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, the accommodation features modern amenities and tasteful neutral décor throughout.

The predominantly open-plan ground floor accommodation flows from a welcoming entrance hall with useful cloakroom. It briefly comprises a rear aspect sitting room with wood-lined walls, a freestanding woodburning stove, bespoke storage and double doors to a large triple aspect kitchen/dining room with limestone-tiled flooring throughout. The kitchen has a wood-lined wall, a range of bespoke tiled base units including a central island, an Everhot electric range and French doors to the garden. The dining area has space for a sizeable table, bespoke built-in shelving and storage, and French doors to the rear courtyard garden. The kitchen opens into a well-proportioned dual aspect snug with a large

sky lantern, picture glazing overlooking the side garden and French doors to the courtyard garden flooding the area with natural light. The ground floor accommodation is completed by a fitted utility room, accessible from the sitting room.

Stairs rise from the entrance hall to the first floor. It provides a dual aspect principal bedroom with picture glazing overlooking garden, fitted storage and a freestanding bath with Velux windows over, ideal for stargazing whilst relaxing. There are two further well-proportioned bedrooms, both with south views of the Rectory Grounds and St Bartholomew's Church, together with a contemporary family shower room.

Planning

Permission has been approved for the Conversion of Garage into living space. Further information is available on the planning portal of East Suffolk District Council under ref: DC/23/826/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.



Outside

Set behind a terraced front garden constructed of timber and gravel and having plenty of kerb appeal, the property is approached over a side driveway providing private parking and giving access to the integral garage. The side garden - accessible from the kitchen - is laid to level lawn and gravel bordered by well-stocked flower and shrub beds and features raised herb/vegetable beds, a pergola-covered seating area and a timber and gravel terrace, the whole enclosed by bespoke willow fencing. The property also benefits from a south facing decked and brick-paved split-level rear courtyard garden, accessible from the dining area and snug, which benefits from a useful walk-in external store. Both areas are ideal for entertaining and al fresco dining.

Location

Found where the River Alde and River Ore meet in the Suffolk Coast & Heaths National Landscape, and home to an historic castle, nature reserve and quay with sailing club, Orford is a picturesque village offering a range of day-to-day amenities including

a church, award winning village store with postal services, award-winning Pump St Bakery, Oystering, GP surgery, two public houses, recreation ground and a popular primary school. The nearby market towns of Aldeburgh, Woodbridge and Suffolk's county town of Ipswich, both offer a wide range of boutique and high street shopping, services, restaurants and leisure facilities.

Communications links are excellent: the A12 gives easy access to the A14, Ipswich, Suffolk Heritage Coast and motorway network. A regular train service runs from Melton or Campsea Ashe station to London Liverpool Street and London Stansted Airport offers a wide range of domestic and international flights. The area offers a good selection of both independent and state schools including Woodbridge School, Framlingham College and Prep, Summerhill, Orwell Park, Farlingaye and Alde Valley Academy.



Distances

- Aldeburgh 11.2 miles
- Woodbridge 12.1 miles
- Ipswich 20 miles

Nearby Stations

- Campsea Ashe
- Woodbridge
- Ipswich

Key Locations

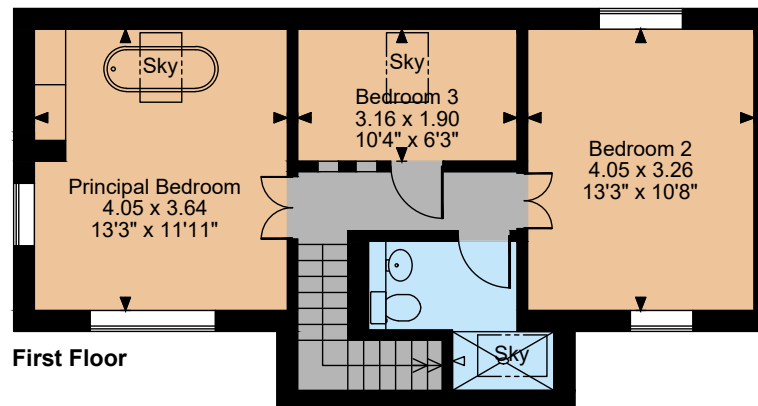
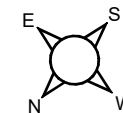
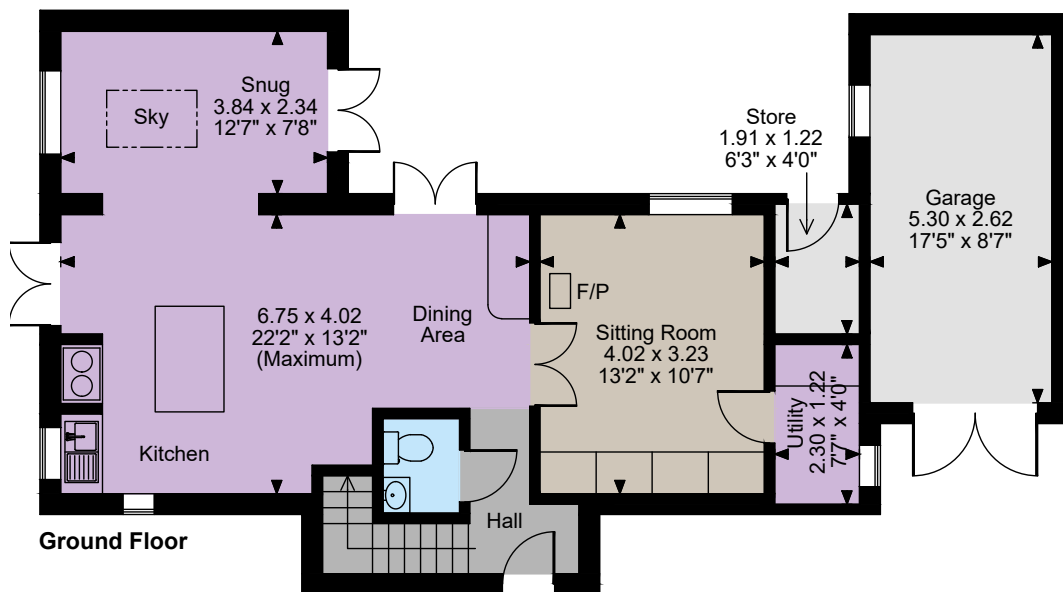
- Orford Castle
- River Alde
- Riverside town of Woodbridge
- Snape Maltings

Nearby Schools

- Woodbridge School
- Framlingham College
- Farlingaye High School







The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main House internal area 1,102 sq ft (102 sq m)

Garage internal area 149 sq ft (14 sq m)

Store internal area 25 sq ft (2 sq m)

Total internal area 1,276 sq ft (119 sq m)

For identification purposes only.

Directions

IP12 2NR

what3words: ///counts.slyly.tint- - brings you to the driveway

General

Local Authority: East Suffolk Council

Services: Mains water, electricity and drainage services are connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

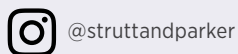
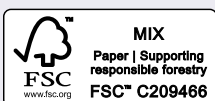
EPC Rating: E

Suffolk

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