



## Tucked away cottage in sought after coastal village

34 Daphne Road, Orford, Woodbridge, IP12 2NH

Freehold

savills

3 bedrooms • 1 bathroom • 2 reception rooms • conservatory • kitchen • mature garden • private off road parking

#### Local information

Distances:

Snape 7 miles

Aldeburgh 14 miles

Woodbridge 14 miles

Ipswich 23 miles (London

Liverpool Street Station from 64 mins)

(All mileages and times are approximate)

Daphne Road is situated a short walk from the Market Hill, quay and river in Orford which forms part of the heritage coast and is an Area Of Outstanding Natural Beauty. Orford is an extremely attractive village situated on the River Ore with a popular 12th century castle, a church several public houses, a smokery, school and two well known restaurants. There are 18 hole golf courses at Woodbridge and Aldeburgh. In addition there are a much wider range of local schools and facilities at Woodbridge, Framlingham and Ipswich. From Woodbridge there is access to the A12 and also a train service to London. More extensive facilities can be found at Ipswich, the County Town of Suffolk, which also offers regular mainline railway services to London.

#### About this property

34 Daphne Road is a charming property believed to date from the 1800's and constructed from brick and timber under a pantiled roof. The property features include exposed timbers and an open fire place in the sitting room. The cottage is well laid out offering a well proportioned sitting room and dining room. The kitchen lies beyond the

dining room with base and wall mounted units, tiled and wooden work tops and space for a fridge and washing machine. A large, light and airy conservatory was added off the sitting room in 2006 and benefits from under floor heating and views out across the private, mature gardens.

The first floor provides a generous master bedroom, two further double bedrooms and a family bathroom.

#### Outside

The property is approached across a private drive which provides parking for a number of vehicles. The gardens lie to the front and side of the property and are mainly laid to lawn surrounded by established planting providing a high degree of privacy and seclusion including a number of fruit trees. There are two patio areas, perfect for al fresco dining and two large sheds towards the rear of the garden.

#### Services:

Mains water and electricity. Oil fired central heating.

#### Tenure

Freehold

#### Local Authority

East Suffolk District Council

EPC rating = E

#### Viewing

Strictly by appointment with Savills





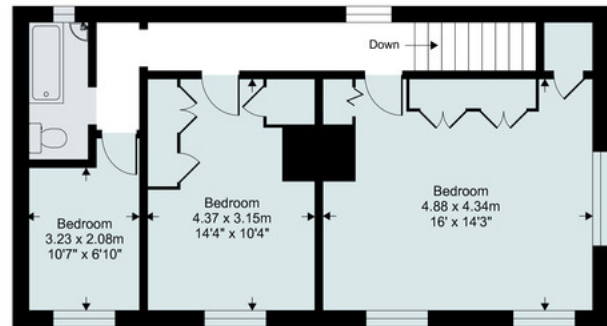
### 34 Daphne Road, Orford, Woodbridge, IP12 2NH

Gross internal floor area (approx):

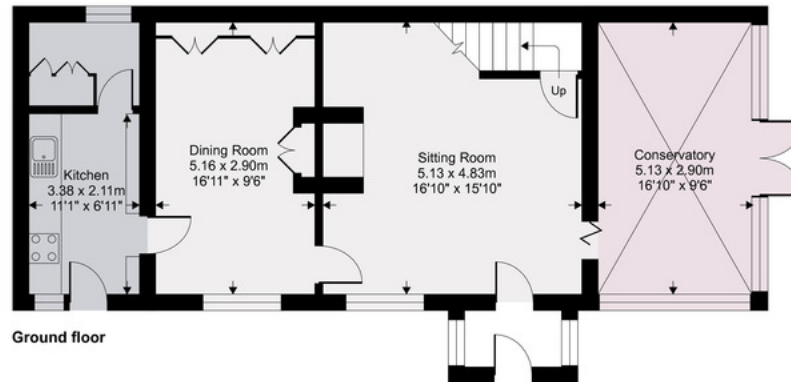
130 sq m / 1400 sq ft

For Identification only - Not to scale

Niche Communications



First floor



Ground floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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