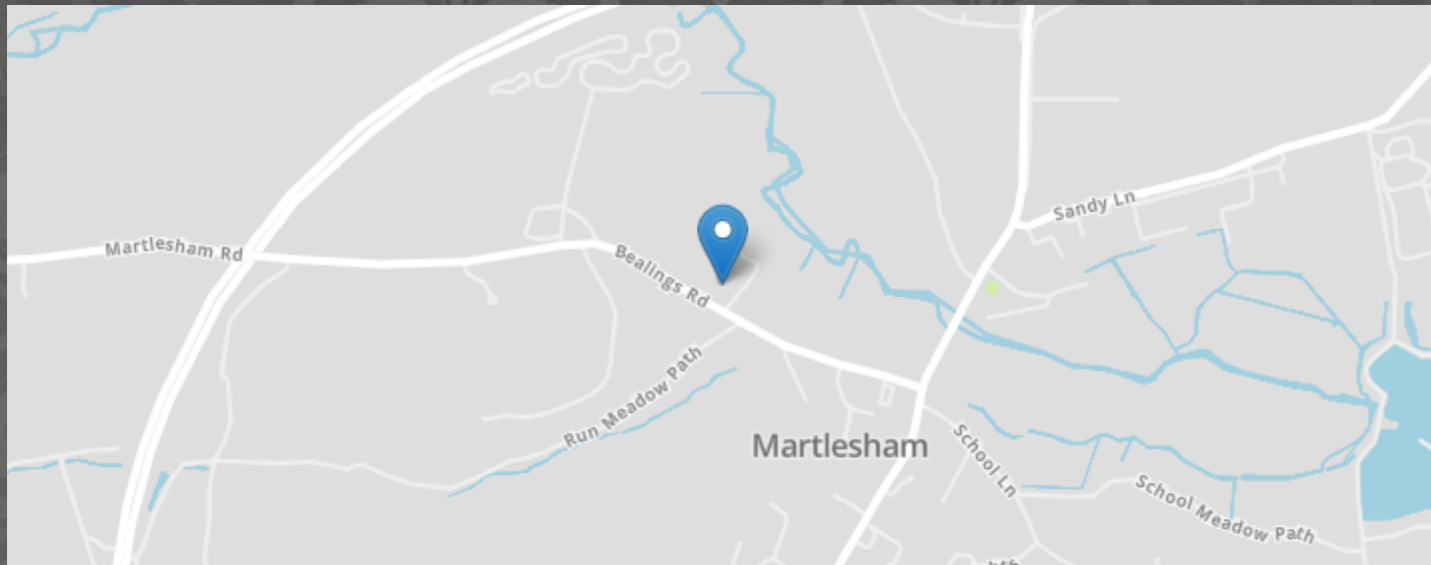


Bealings Road, Martlesham, Woodbridge



- POPULAR MARTLESHAM VILLAGE
- SITTING ROOM AND SEPARATE DINING ROOM
- FAMILY BATHROOM, ENSUITE & CLOAKROOM
- SUMMERHOUSE, IDEAL AS A HOME OFFICE
- CLOSE TO THE MARKET TOWN OF WOODBRIDGE
- DETACHED FOUR BEDROOM BUNGALOW
- KITCHEN AND SEPARATE UTILITY
- HOME OFFICE/STUDY
- BEAUTIFUL LANDSCAPED GARDEN
- EASY ACCESS TO A12/A14

**MARKS & MANN**

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**MARKS & MANN**



### Bealings Road, Martlesham, Woodbridge

This DETACHED FOUR BEDROOM BUNGALOW offers SPACIOUS ACCOMMODATION, LANDSCAPED GARDENS, DOUBLE GARAGE and off road PARKING for multiple vehicles, located in popular MARTLESHAM VILLAGE. Accommodation comprises sitting room, dining room, kitchen, utility area, downstairs cloakroom, home office/study and four bedrooms. Outside the property has fantastic LANDSCAPED GARDENS and a SUMMER HOUSE, ideal as a HOME OFFICE for those wishing to WORK FROM HOME.

**£650,000 Offers in excess of**

# Bealings Road, Martlesham, Woodbridge

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## Entrance hall

Entrance door with two windows to front, door to the dining room and archway through to:

## Inner hall

Doors to the kitchen, sitting room, three bedrooms and the family bathroom.

## Sitting room

14' x 18' 1" (4.26m x 5.50m)  
Dual aspect room with windows to rear and side and French doors overlooking and leading to the garden.

## Dining room

11' 6" x 12' 8" (3.51m x 3.85m) <  
Window to front, feature fireplace.

## Kitchen/breakfast room

13' 7" x 11' 6" (4.14m x 3.50m)  
Dual aspect with window to side and window to rear overlooking the garden. A range of matching base and eye level units with worktops over, sink, fitted double oven and hob with extractor over. There is an integrated dishwasher, fridge and freezer, feature fireplace, double storage cupboard and door to:

## Rear lobby/utility area

Door to front and window and door to rear with space and plumbing for a washing machine and tumble dryer. Storage cupboard housing floor mounted boiler. Door to:

## Cloakroom

Wash hand basin and WC..

## Study/office

Windows and French doors to the front, further door to:

## Bedroom four

13' 5" x 11' 8" (4.09m x 3.56m)  
Dual aspect room with window side and rear, overlooking the garden, storage cupboard.

## Bedroom one

11' 11" x 11' 4" (3.63m x 3.46m)  
Window to front, door to:

## En-suite shower room

Corner shower cubicle, hand wash basin, WC and heated towel rail.

## Bedroom two

11' 11" x 11' 2" (3.63m x 3.46m)  
Dual aspect with windows to side and rear overlooking the garden.

## Bedroom three

11' 8" x 11' 2" (3.56m x 3.40m)  
Double glazed window to front of property. Radiator. Laminate style flooring. Built in wardrobes. Spotlights.

## Family bathroom

Window to side, panel enclosed bath with glass shower screen and shower over, hand wash basin, WC and heated towel rail.

## The outside

Gates to the front of the property lead to the driveway, providing off road parking for multiple vehicles, leading to the double garage, which has an up/over door, with power and light connected, as well as a security alarm. There is an area laid to lawn with plant and shrub borders and mature trees. A path leads to the entrance door, with access from both sides of the bungalow into the rear garden.

The landscaped rear garden has an immediate patio area, ideal for alfresco dining, with the remainder predominately laid to lawn with flower and shrub borders and a selection of fruit trees, enclosed by wooden fencing.

There is a cabin style summer house which would be an ideal studio/home office for those wishing to work from home. There is a second summer house, as well as two sheds.

## Additional Information

This property has oil fired central heating with the oil tank being located in the rear garden. It also has its own cesspit and therefore does not use mains sewerage.

## Important information

Services - we understand that mains electricity and water are connected to the property, with heating being via an oil tank (located in the rear garden) and drainage to a private cesspit..

Tenure - Freehold.  
Council tax band E.  
EPC rating E.  
Our ref: SM/elr.

## Location

The village of Martlesham is located approximately six miles from the county town of Ipswich and approximately two miles from the quaint market town of Woodbridge, with excellent access to the A14 trunk road.

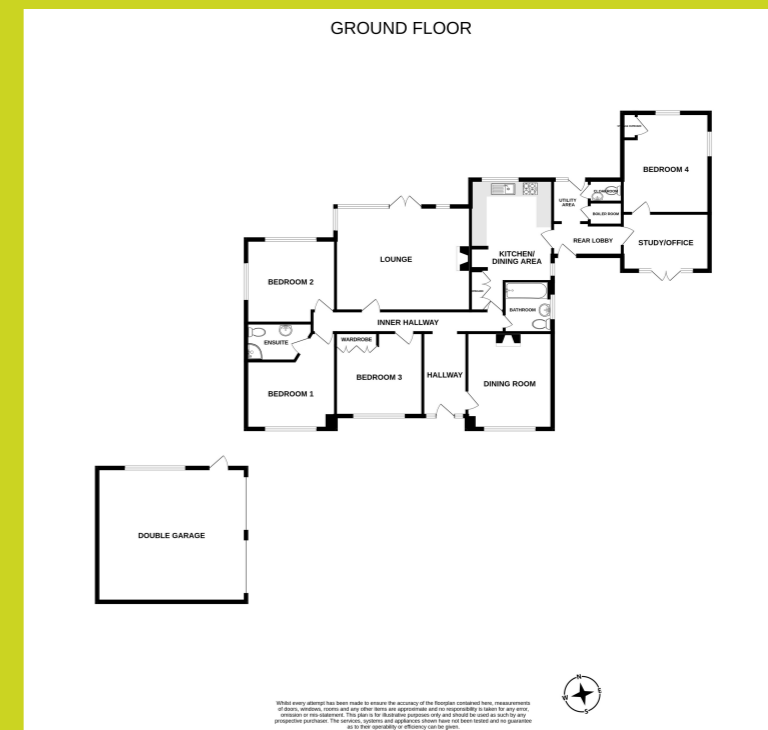
Woodbridge town offers excellent shops, superb pubs and restaurants and numerous activities both indoors and out. On the edge of an Area of Outstanding Natural Beauty, Woodbridge is the perfect base from which to explore the Suffolk Coast and its many tourist attractions, with the beautiful, award-winning, Elmhurst Park having been referred to as 'the jewel in the crown of Woodbridge'. The property is just a short walk from The Thoroughfare and for the sailing enthusiast, the River Deben is nearby.

For the commuter, Woodbridge railway station is on the Ipswich - Lowestoft East Suffolk Line and Ipswich town railway station provides a direct link to London Liverpool Street station.

## Directions

Please use IP12 4RW as the point of destination.

## Diagrams



The above floor plans are not to scale and are shown for indication purposes only.



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>		65
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	