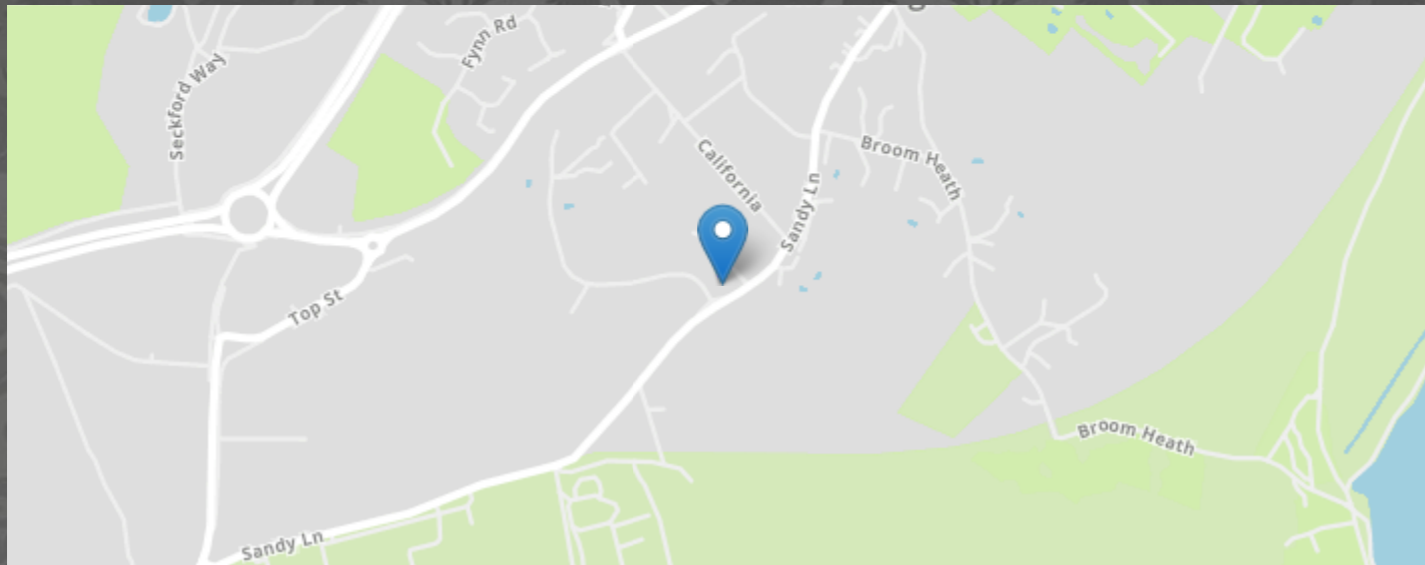


Sandy Lane, Woodbridge



- LOCATED IN ONE OF THE MOST DESIRABLE AREAS OF WOODBRIDGE
- DETACHED THREE BEDROOM BUNGALOW
- VERSATILE ACCOMMODATION
- OPEN-PLAN SITTING/DINING ROOM WITH LOG BURNER
- SUN ROOM WITH PATIO DOORS TO ENCLOSED PATIO AREA
- GARAGE AND OFF ROAD PARKING
- VIEWS OF THE RIVER DEBEN
- SOLAR PANELS
- SITUATED ON A CORNER PLOT
- SEPARATE STUDY/BEDROOM THREE
- FITTED WARDROBES TO BOTH BEDROOMS

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MARKS & MANN



Sandy Lane, Woodbridge

Situated in the sought-after and picturesque market town of WOODBRIDGE, close to local schools, shops and amenities, is this extended detached, three bedroom bungalow offering fantastic, VERSATILE ACCOMMODATION. The property occupies a GENEROUS CORNER PLOT and is located in one of the most desirable areas of Woodbridge being just a short distance from the River Deben accessed via Broom Heath with a number of woodland walks nearby and Martlesham Creek, the property offers elevated views across to Martlesham Creek with the property benefiting from a GARAGE and off road PARKING. Accommodation comprises entrance hall, kitchen sitting/dining room, STUDY/bedroom three, SUN ROOM, two further bedrooms and a family bathroom. An internal viewing is highly advised to appreciate the accommodation on offer.

£560,000

Sandy Lane, Woodbridge

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Entrance hall

Large window to side, providing an abundance of natural light, internal window to kitchen, three built-in storage cupboards and doors to the kitchen, sitting/dining room, study/bedroom three and sun room.

Kitchen

3.70m (max) x 3.49m (12' 2" (max) x 11' 5")
Window to front and internal window to hall. Range of matching base and eye level units with worktops over, sink, freestanding oven with hob and extractor over, with space for a fridge/freezer and space and plumbing for a washing machine and dishwasher.

Sitting/dining room

8.25m x 4.87m (27' 1" x 16' 0")
Triple aspect room with windows to front and rear, as well as three to the side, flooding the room with natural light. There is a feature fireplace with log burner, space for a family dining table, as well as a comfy sofa/seating area.

Study/bedroom three

3.70m x 3.66m (12' 2" x 12' 0")
Window to rear, overlooking the garden, door to:

Sun room

4.80m x 3.66m (15' 9" x 12' 0")
Patio doors to front, overlooking and leading to the private, enclosed patio area, with doors to bedroom two and the inner lobby. An internal door leads back into the entrance hall.

Inner lobby

Double built-in cupboard and doors to bedroom one and the family bathroom.

Bedroom one

3.96m x 3.43m (13' 0" x 11' 3")
Window to rear, overlooking the garden, double built-in wardrobe and door to further storage cupboard.

Bedroom two

3.70m x 2.80m (12' 2" x 9' 2")
Window to side, overlooking the garden, double built-in wardrobe and door to further storage cupboard.

Family bathroom

2.18m x 2.00m (7' 2" x 6' 7")
Velux window, panel enclosed bath with shower over and shower screen, hand wash basin and WC.

Outside

The property is situated on Sandy Lane, in one of Woodbridge's most desirable areas, with stunning views over the River Deben and fields beyond.

The front of the property has a driveway, providing off road parking, leading to the garage 5.30m x 3.20m (17' 5" x 10' 6"), with up and over door, with power and light connected.

A patio area is accessed from the sun room, providing a private, enclosed area ideal for alfresco dining and outdoor entertaining. Steps lead to the side garden which has been mainly laid to lawn with flowers, plants and shrubs.

There is a small garden to the side and a further area to the rear, with a lawn, flowers, plants and shrubs.

Important informaton

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property. The property has solar panels fitted.
Council tax band E.
EPC rating C.
Our ref: SM/elr.

Location

Woodbridge is a well served market town, steeped in history with a fine selection of restaurants and independent and national shops and boutiques; it has its own theatre, swimming pool, doctors, dentists and railway station on the Ipswich-Lowestoft Line.

Woodbridge lies on the River Deben and is renowned for its sailing facilities. Around the town there are various buildings from the Tudor, Georgian, Regency and Victorian eras.

Nearby schools include the highly regarded Abbey (Preparatory School) & Woodbridge School (Senior School), Woodbridge Primary School and Farlingaye High School.

For the commuter, the A12/A14 are both within easy reach and the County Town of Ipswich is approximately ten miles south-west of Woodbridge, benefitting from a mainline railway station with a direct service to London Liverpool Street.

Directions

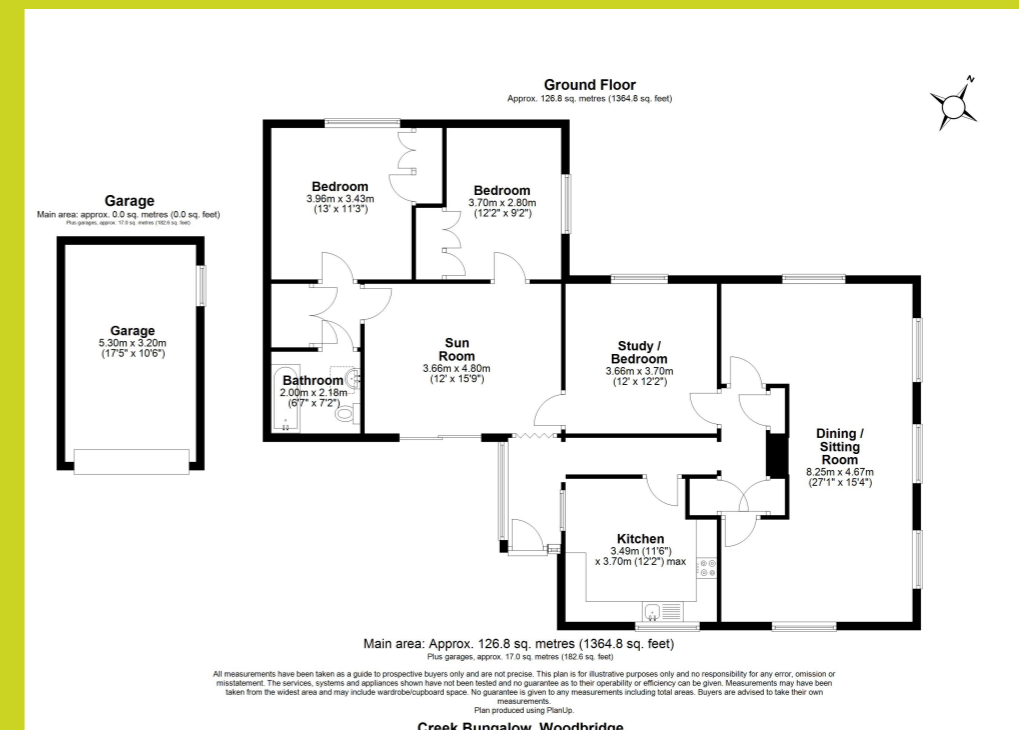
Using a SatNav, please use IP12 4DW as the point of destination.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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+)	A		
(81-91)	B		87
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	