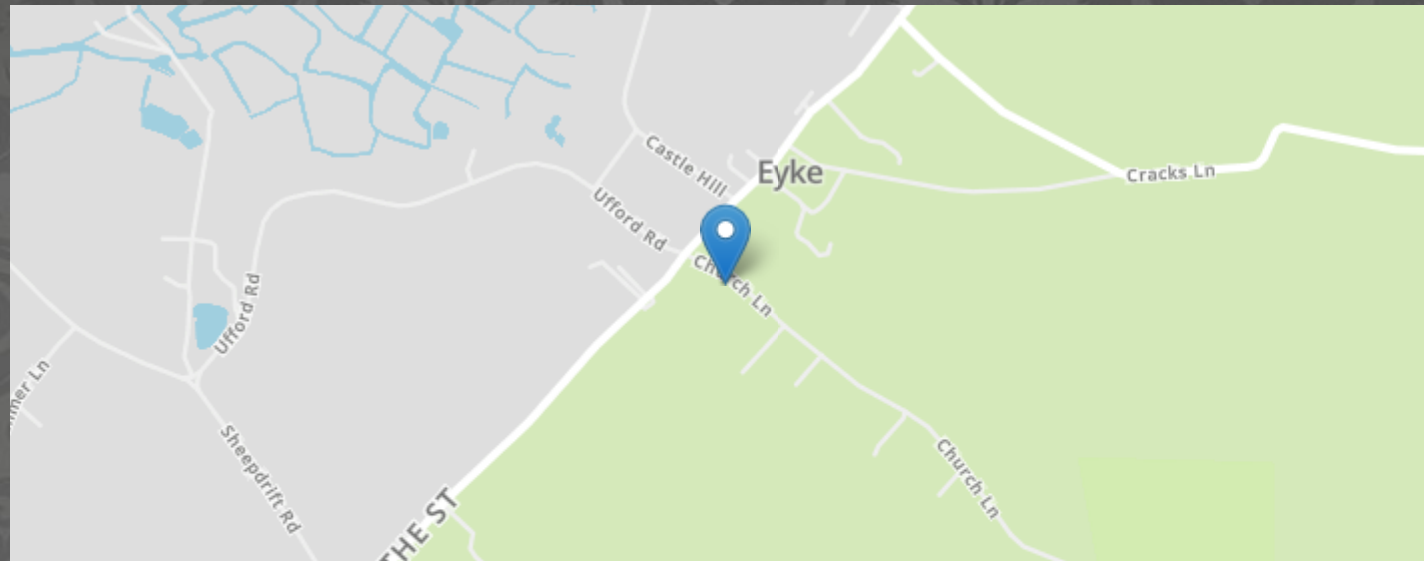


## Church Lane, Eyke, Woodbridge



- \*\*\* NO ONWARD CHAIN \*\*\*
- GENEROUS GROUNDS APPROACHING HALF AN ACRE
- SITTING ROOM, DINING ROOM AND UPSTAIRS STUDY
- FAMILY BATHROOM AND SHOWER ROOM
- TWO BEDROOMS UPSTAIRS AND TWO DOWNSTAIRS
- FANTASTIC RENOVATION OPPORTUNITY
- FOUR BEDROOM DETACHED CHALET BUNGALOW
- KITCHEN/BREAKFAST ROOM AND UTILITY
- DOWNSTAIRS CLOAKROOM
- PRETTY RURAL VILLAGE SETTING

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**MARKS & MANN**



## Church Lane, Eyke, Woodbridge

\*\*\* FANTASTIC RENOVATION OPPORTUNITY \*\*\* NO ONWARD CHAIN \*\*\* Situated on a PLOT approaching HALF an ACRE, in the PRETTY VILLAGE of EYKE, is this DETACHED FOUR BEDROOM FAMILY CHALET BUNGALOW with GENEROUS GARDEN and PARKING. Accommodation comprises entrance hall, sitting room, lean-to, separate dining room, kitchen/breakfast room, two bedrooms, utility room, family bathroom, shower room and downstairs cloakroom, with two bedrooms and a study upstairs. The property offers excellent scope for improvement and being located close to the popular MARKET TOWN of WOODBRIDGE, an early viewing is highly advised to avoid disappointment.

**£415,000 Offers Over**



Church Lane, Eyke, Woodbridge

Entrance porch	
Windows to side, door to:	
Entrance hall	
Doors to the sitting room, dining room and two downstairs bedrooms.	
Bedroom three	
3.66m x 3.54m (12' 0" (max) x 11' 7" (max) Window to front.	
Bedroom four	
3.66m x 3.53m (12' 0" x 11' 7") Dual aspect room with window to front and side.	
Sitting room	
4.10m x 3.66m (13' 5" (max) x 12' 0") Dual aspect room with two windows to side and patio doors to rear, leading into the lean-to.	
Lean-to	
7.08m x 1.73m (23' 3" x 5' 8") Windows and doors to rear, overlooking and giving access to the rear garden.	
Dining room	
4.11m x 3.65m (13' 6" (max) x 12' 0" (max) Internal window to lean-to, stairs to first floor, space for a family dining table, built-in double storage cupboard, door to:	
Inner hallway	
Access to airing cupboard and doors to the kitchen/breakfast room, family bathroom, shower room, utility room and downstairs cloakroom.	
Kitchen/breakfast room	
5.19m x 3.71m (17' 0" x 12' 2") Triple aspect room with windows to both sides and the rear, overlooking the garden, and an external door to side giving access to the garden. Range of matching base and eye level units with worktops over, breakfast bar, sink, space for a fridge/freezer, freestanding cooker and space and plumbing for a washing machine.	
Family bathroom	
2.74m x 2.65m (9' 0" x 8' 8") Dual aspect room with window to front and side, bath, hand wash basin, WC and bidet.	

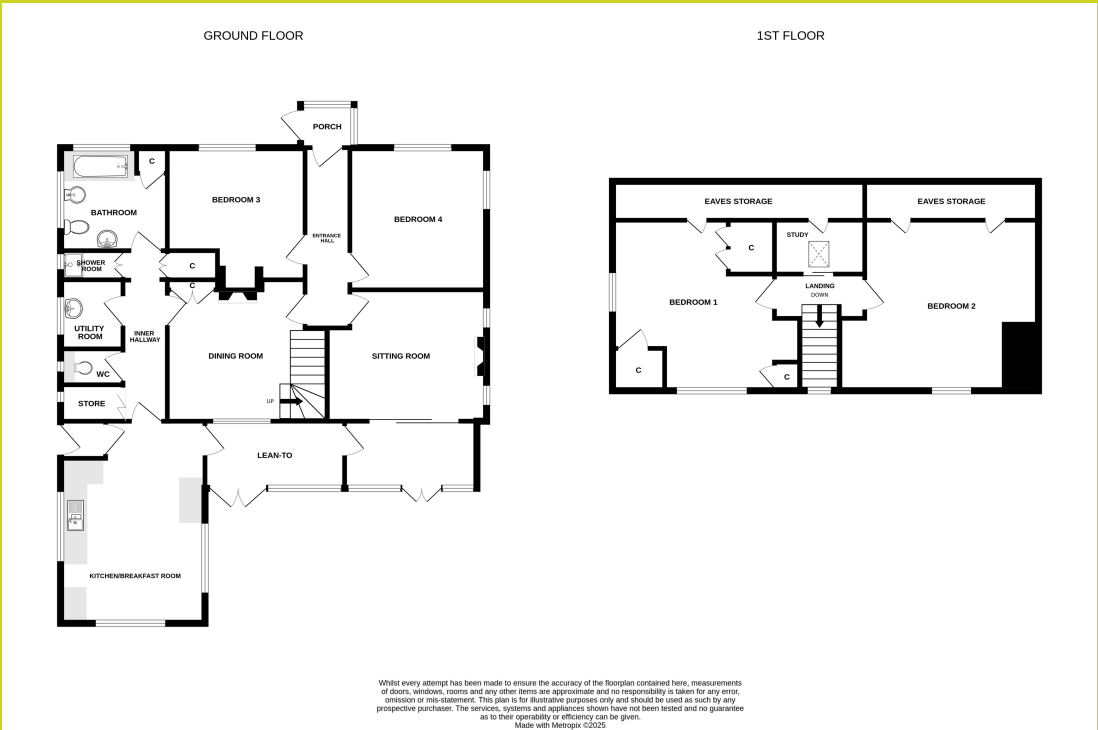


Shower room	
Window to side, shower cubicle.	
Downstairs cloakroom	
Window to side, WC.	
Utility room	
Window to side, space and plumbing for a washing machine and tumble dryer.	
First floor landing	
Window to rear, doors to two bedrooms and the study.	
Bedroom one	
5.04m x 3.32m (16' 6" (max) x 10' 11" (max) Dual aspect room with window to front and side, built-in storage cupboard and eaves storage.	
Bedroom two	
4.08m x 3.49m (13' 5" (max) x 11' 5"(max) Window to front, eaves storage.	
Study	
2.31m x 1.58m (7' 7" x 5' 2") Velux window to rear, eaves storage.	
Outside	
The front of the property has been mainly laid to lawn, which wraps around to one side of the property, with shrubs and trees, enclosed by hedging. A driveway to the side leads to the rear of the property.	
The generous rear garden has a patio area to the immediate rear of the property, with the remainder mainly laid to lawn with shrubs and trees, enclosed by hedging.	
Important information	
Tenure - Freehold. Services - we understand that mains electricity, water and drainage are connected to the property. Heating is via an oil fired central heating system. Council tax band D. EPC rating E. Our ref: SM/elr.	

Church Lane, Eyke, Woodbridge

Location
Eyke is a picturesque, rural village, benefitting from a Church, primary school and local shop.
The property is located close to the popular market town of Woodbridge where you can find an abundance of restaurants, bars, coffee houses and independent boutiques trading alongside the national retailers. There are highly regarded primary and high schools in both the state and private sector and for the sailing enthusiast, Woodbridge lies along the River Deben.
For the commuter, there is a railway station at Woodbridge, with a link to Ipswich, which in turn has a direct link to London Liverpool Street, as well as easy access to the A12/A14.
Martlesham Retail Park can be found just a short drive away where you can find Tesco Superstore, M&S Food Hall, Next and many more retail outlets.
Directions
Using a SatNav, please use IP12 2QS 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.

