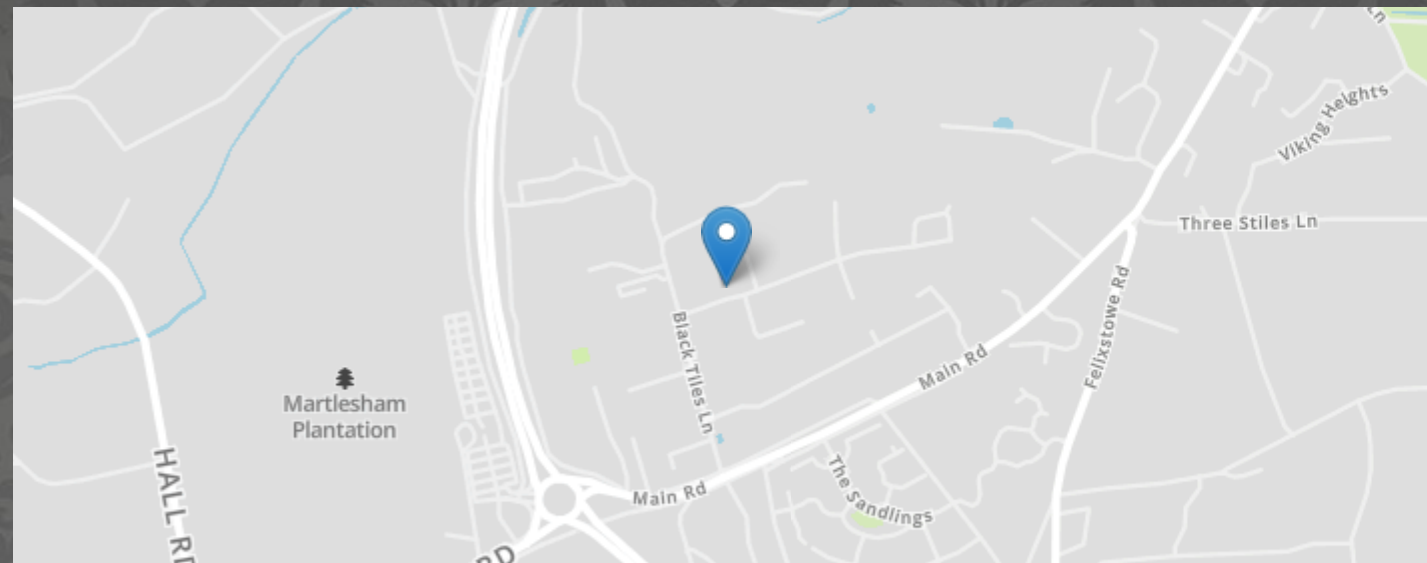


Chandos Drive, Martlesham, Woodbridge



- \*\*\* NO ONWARD CHAIN \*\*\*
- SITTING/DINING ROOM AND SEPARATE STUDY
- GENEROUS, PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- MARKET TOWN OF WOODBRIDGE JUST A SHORT DRIVE AWAY
- DETACHED TWO/THREE BEDROOM BUNGALOW
- KITCHEN AND UTILITY AREA
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

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MARKS & MANN



### Chandos Drive, Martlesham, Woodbridge

Offered for sale with NO ONWARD CHAIN is this DETACHED TWO/THREE BEDROOM BUNGALOW with a GENEROUS, PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance porch, entrance hall, sitting/dining room, kitchen and utility area, separate study/third bedroom, two bedrooms and a family bathroom. An early viewing is highly advised to avoid disappointment.

£415,000



## Chandos Drive, Martlesham, Woodbridge

### Entrance porch

Door to:

### Entrance hall

Storage cupboard and doors to the sitting/dining room, two bedrooms and the family bathroom.

### Sitting/dining room

6.20m x 6.06m (20' 4" x 19' 11") 'L' shaped room with a window to front, internal window to rear to the study/third bedroom and door to the kitchen. There is space for a family dining table as well as a comfy seating/sofa area with feature fireplace.

### Kitchen

3.84m x 2.66m (12' 7" x 8' 9") Window and door to rear, overlooking and leading into the garden, range of matching base and eye level units with worktops over, sink, built-in double oven, hob with extractor over and space and plumbing for a washing machine and dishwasher. Door to:

### Utility area

Space for a fridge/freezer and opening through to:

### Study/Bedroom three

3.66m x 2.73m (12' 0" x 8' 11") Window to rear overlooking the garden, internal window to the dining room.

### Bedroom one

3.69m x 3.01m (12' 1" x 9' 11") Window to front, built-in cupboard.

### Bedroom two

Window to rear overlooking the garden, built-in wardrobes.

### Family bathroom

Window to rear, panel enclosed bath with shower over, hand wash basin and WC.

### Outside

The front of the property has been block paved providing off road parking with a path the front door, and an area laid to lawn, enclosed by a low level wall. There is further block paving to the side of the property leading to the garage, with up and over door, power and light connected.

The rear garden has an immediate block paved area to the rear, ideal for outdoor entertaining with various landscaped areas of lawn, shrubs and shingle, enclosed by wooden fencing.

### Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band C.

EPC rating TBC.

Our ref: SM/elr.

### Location

Martlesham is a village between the towns of Ipswich and Woodbridge. The village has it's own local shop/post office, fish and chip shop, public house and primary school, with Martlesham Retail Park being a short distance away with Tesco Extra, Next, M&S Food Hall, DIY stores, and other outlets.

Highly regarded primary and secondary schools are within easy reach, as is the popular market town of Woodbridge which sits along the River Deben, with an array of local and national shops, boutiques, restaurants and bars. For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

## Chandos Drive, Martlesham, Woodbridge

### Directions

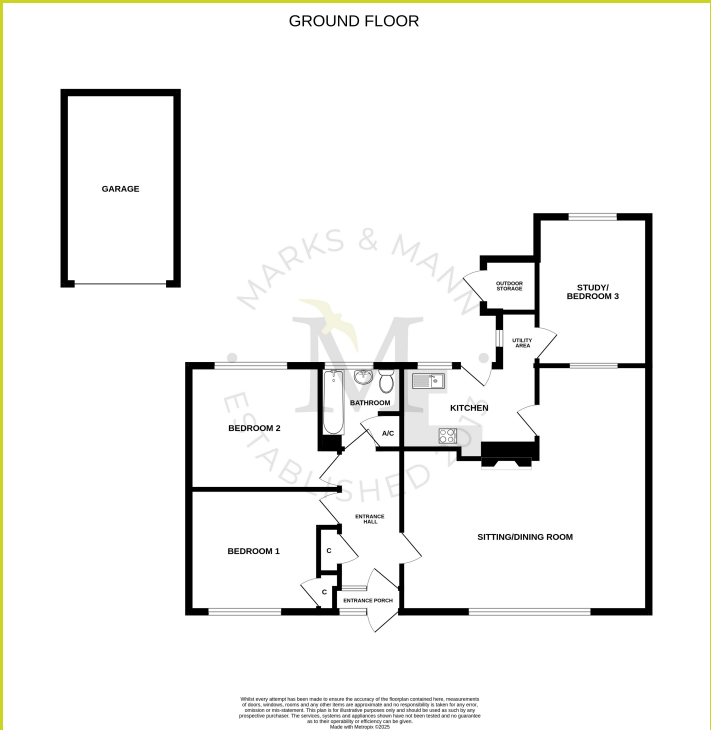
Using a SatNav, please use IP12 4ST as the point of destination.

### 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	