

School Lane, Martlesham, Woodbridge



- MARTLESHAM, WOODBRIDGE
- FOUR BEDROOMS
- HIGH SPECIFICATION THROUGHOUT
- BEAUTIFUL KITCHEN/DINER
- DOUBLE GARAGE AND AMPLE PARKING
- DETACHED FAMILY HOME
- 2 EN-SUITE BATHROOMS
- SOUTH FACING GARDENS
- SEPERATE UTILITY ROOM

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School Lane, Martlesham, Woodbridge

1 Burhill is a stunning, beautifully appointed four-bedroom family home situated in a popular residential area opposite Martlesham Creek, ideally located between the market town of Woodbridge and the County town of Ipswich.

The property enjoys a fantastic, elevated position, accessed via an impressive gated entrance which is part shared with one other property. The exterior is part weather boarded with part brick and rendered elevations, with the well planned and laid out living accommodation comprising:

An impressive spacious central hallway with galleried landing above, entrance hall, study, dining room, sitting room with inglenook fireplace, cloakroom, stunning kitchen/dining room with triple panel folding doors opening out onto the patio area and rear garden and a separate utility room. On the first floor there is a galleried landing, principal bedroom with walk-in wardrobe and en-suite bathroom, bedroom two also with walk-in wardrobe and en-suite bathroom, two further double bedrooms and a family bathroom.

Outside, the property stands in its own private grounds set back from School Lane. There is a shingle driveway with off road parking for multiple vehicles, a double garage and a stunning south-facing garden with a patio area ideal for al-fresco dining in the summer months.

£1,000,000 Guide Price

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Entrance hall

Double height ceiling with galleried landing, window to front, engineered oak flooring, stairs to the first floor, understairs cupboard, under floor heating, burglar alarm system and alarm sensor with doors to all ground floor living accommodation.

Study

4.13m (max) x 2.79m (max) (13' 7" x 9' 2")
Window to front, under floor heating. Double oak doors lead to:

Dining room

4.75m x 3.44m (15' 7" x 11' 3")
Window to side, under floor heating, French doors overlooking and leading to the rear garden. Double oak doors open to:

Sitting room

6.01m x 4.65m (19' 9" x 15' 3")
Window to side, French doors with side lights overlooking and leading to the rear garden, Inglenook fireplace with oak Bressumer beam and a lined flue for a wood burning stove.

Cloakroom

1.89m x 1.65m (6' 2" x 5' 5")
Window to side, tiled floor, oak wash stand with storage beneath and ceramic wash hand basin.

Kitchen/dining room

7.58m x 4.52m (max) (24' 10" x 14' 10")
This beautiful, individually designed kitchen/dining room benefits from triple folding doors opening directly onto the patio and garden with a window to the side engineered oak flooring and under floor heating. There are a range of bespoke matching underlit base and eye level units with granite work surfaces over, sink, double electric oven and a five-ring gas hob with extractor over. There is a central island with work surface and storage under, integrated dishwasher, fitted wine cooler and space for an American style fridge/freezer.

Utility room

3.69m x 1.88m (12' 1" x 6' 2")
Door to side giving access to the rear garden with a range of bespoke matching base and eye level units with worktop over, sink, space and plumbing for a washing machine and tumble dryer.

First floor galleried landing

Window to front and doors to all four bedrooms, the family bathroom and a double storage cupboard.

Bedroom one

5.78m x 5.48m (19' 0" x 18' 0")
Vaulted ceiling, two dormer windows to side aspect, wardrobe/storage cupboard.

Walk-In wardrobe/dressing room

Hanging rails and storage shelves.

En-suite shower room

2.78m x 1.78m (9' 1" x 5' 10")
Window to side, fully tiled walls and floor, panel bath with mixer shower above, corner shower cubicle, pedestal wash hand basin, heated towel rail and WC.

Bedroom two

4.68m x 3.61m (15' 4" x 11' 10")
Vaulted ceiling, window to rear, storage cupboard.

Walk-In wardrobe/dressing room

2.75m x 1.41m (9' 0" x 4' 8")
Hanging rails and storage shelves.

En-suite bathroom

2.75m x 1.97m (9' 0" x 6' 6")
Velux window, tiled floor, panel bath with shower over, separate shower cubicle, pedestal wash hand basin, heated towel radiator and WC.

Bedroom three

4.51m x 3.42m (14' 10" x 11' 3")
Window to rear.

Bedroom four

4.13m x 3.43m (13' 7" x 11' 3")
Dormer window to rear, built-in double wardrobe with sliding oak doors.

Family bathroom

4.11m x 2.76m (13' 6" x 9' 1")
Window to front, part tiled walls and tiled floor, freestanding bath on a wooden stand, double shower cubicle, wash stand with ceramic sink, two heated towel rails and WC.

Outside

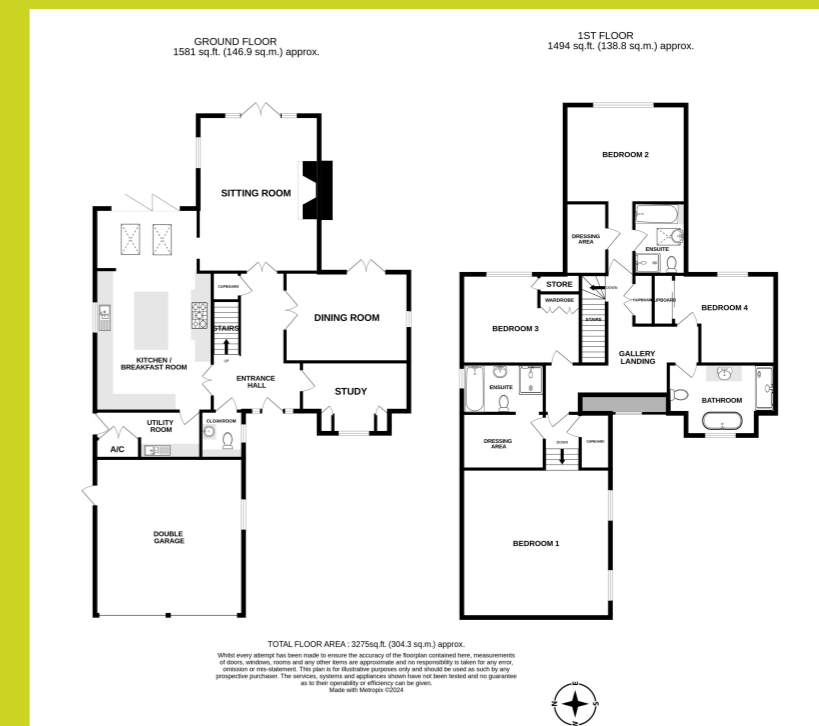
A gated entrance leads to a shared shingle drive with leads to the double garage with off road parking for multiple vehicles. There is a front lawn with flower beds and trees, path leading to the front door and raised flower beds, enclosed by fencing. A five bar pedestrian gate gives access to the left of the property with a five bar gate providing vehicular access to the right.

The landscaped rear garden is built into a bank and enclosed by close board fencing. There is a patio area to the immediate rear of the property, ideal for alfresco dining, with a raised lawn area and further raised upper sun deck with wooden balustrades and garden room with power & light connected.

Double Garage
5.70m x 5.46m (18' 8" x 17' 11")
Half glazed pedestrian door and two up and over doors with power and light connected.

Directions

Please use IP12 4RS as the point of destination.



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

