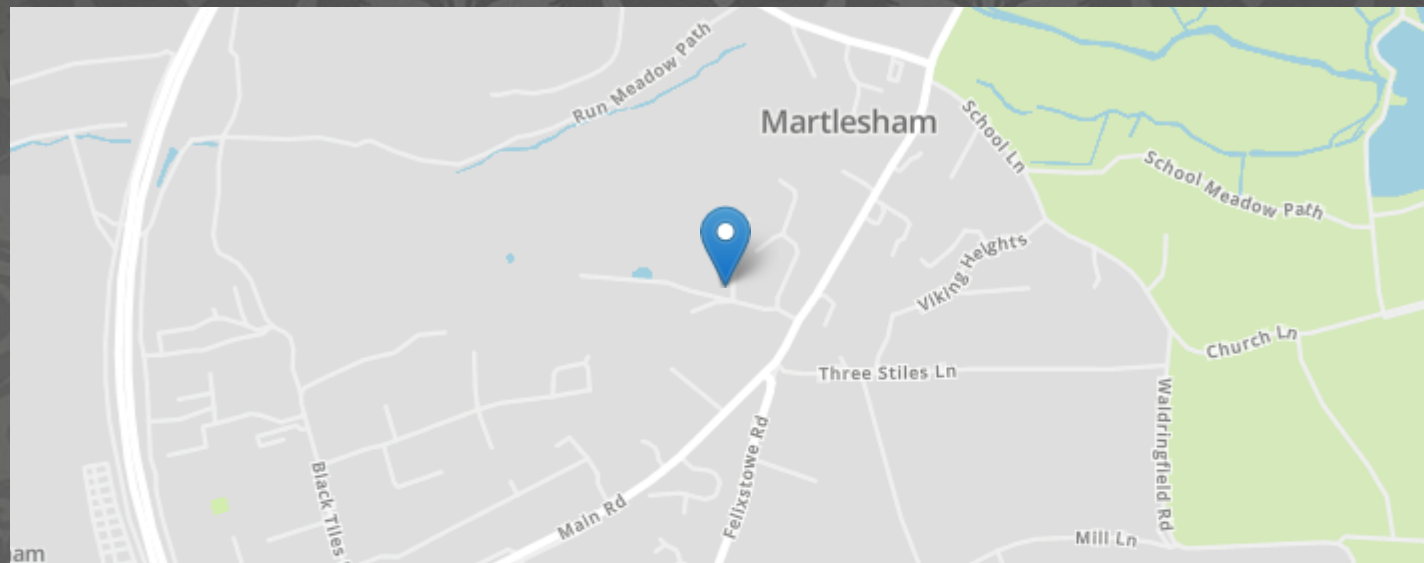


## Private Road, Martlesham, Woodbridge



- UNIQUE, STYLISH FIVE BEDROOM CHALET BUNGALOW
- RARELY AVAILABLE PROPERTY IN A FANTASTIC LOCATION
- SEPARATE SITTING ROOM AND CONSERVATORY
- FURTHER DOWNSTAIRS BEDROOM/FAMILY ROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

- BEAUTIFULLY-PRESENTED ACCOMMODATION THROUGHOUT
- OPEN-PLAN KITCHEN/DINING ROOM AND UTILITY ROOM
- DOWNSTAIRS BEDROOM WITH EN-SUITE SHOWER ROOM
- GENEROUS GARDEN AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

# MARKS & MANN

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# MARKS & MANN



## Private Road, Martlesham, Woodbridge

Situated on a PRIVATE ROAD, in popular MARTLESHAM VILLAGE, is this BEAUTIFULLY PRESENTED, STYLISH FIVE BEDROOM CHALET BUNGALOW with GENEROUS GARDEN and off road PARKING. Accommodation comprises storm porch, entrance hall, OPEN-PLAN kitchen/dining room, UTILITY ROOM, CONSERVATORY, separate sitting room, two downstairs bedrooms, with an EN-SUITE to bedroom one, and three further bedrooms and the family bathroom upstairs. An early viewing is highly recommended to appreciate the QUALITY of the ACCOMMODATION on offer, in this RARELY AVAILABLE location.

**£675,000**



Private Road, Martlesham, Woodbridge

Storm porch

Door to:

Entrance hall

Window and door to front, stairs to the first floor and doors to the sitting room, two bedrooms and a sliding pocket door into the open-plan kitchen/dining room.

Sitting room

Dual aspect room with large bay window to front and further window to side providing an abundance of natural light, parquet flooring and feature fireplace with log burner.

Open-plan kitchen/dining room

Kitchen area

Window to rear overlooking the garden, door to rear leading into the conservatory and window and door to side giving access to the utility room. Range of matching base and eye level units with Quartz worktops over, sink, freestanding double oven, built-in microwave, space for a fridge/freezer and space and plumbing for a dishwasher. There is a breakfast bar with space for breakfast bar/stools with an opening through to the dining area.

Utility room

Window to side and external door to rear giving access to the rear garden, range of matching base units, butler sink and space and plumbing for a washing machine and tumble dryer.

Dining area

Internal window to rear with space for a family dining table.

Conservatory

Windows to all sides and French doors to rear, overlooking and leading into the garden.

Bedroom one

Dual aspect room with windows to front and side, fitted double sliding door wardrobes and door to:

En-suite shower room

Two windows to front, shower cubicle, hand wash basin, WC and heated towel radiator.

Bedroom two

Window to rear overlooking the garden.

First floor landing

Window to rear overlooking the garden, fantastic range of bespoke built-in storage cupboards and doors to bedrooms three, four, five and the family bathroom.

Bedroom three

Dual aspect room with window to side and rear, overlooking the garden.

Bedroom four

Window to side, fitted wardrobe.

Bedroom five

Window to front, built-in over stairs storage cupboard.

Family bathroom

Window to side, freestanding rolltop bath with shower attachment, hand wash basin with fitted units, WC and heated towel radiator.

Outside

The front of the property has been mainly laid to lawn, wrapping around the side, with plants, shrubs and trees, enclosed by a picket fence. A path leads to the front door and a side gate leads to the rear garden. To the side of the property there is an entrance gate with driveway leading to the rear garden and off road parking for multiple vehicles,

The generous rear garden has a large patio area to the immediate rear of the property, ideal for outdoor entertaining/alfresco dining, with the remainder predominately laid to lawn with flower, plant, shrub and tree borders, enclosed by wooden fencing. There is a pergola providing a further seating area, along with a greenhouse and shed, which we understand are both to remain.

Private Road, Martlesham, Woodbridge

Directions

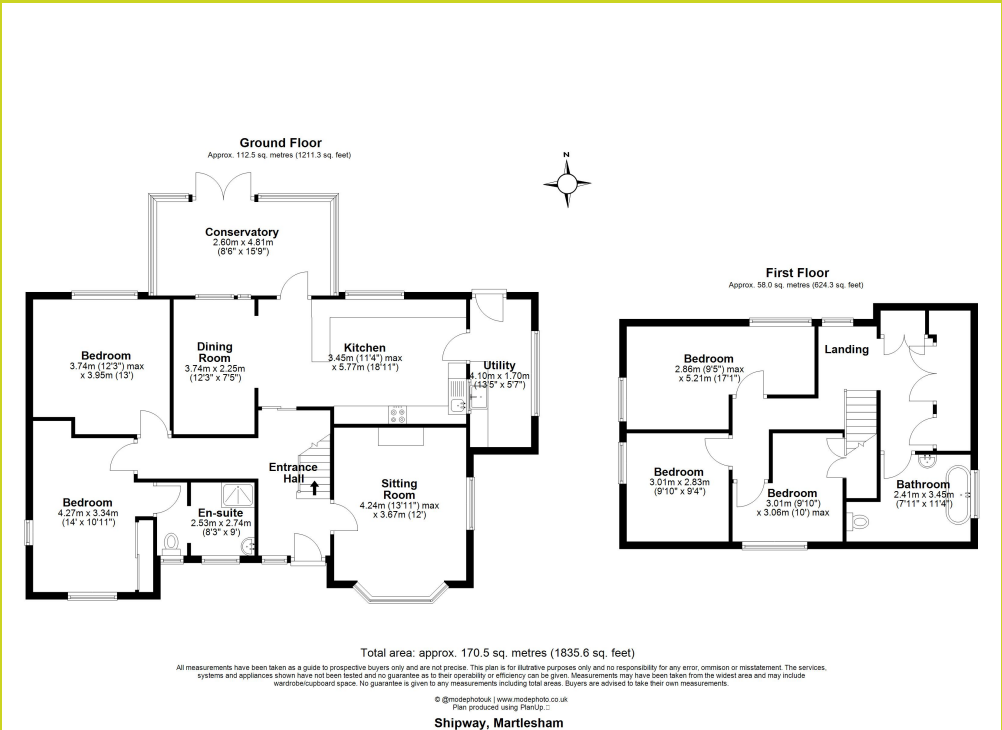
Using a SatNav, please use IP12 4SG as the point of destination.

Disclaimer

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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.

