

Martello Close, Bawdsey, Woodbridge



- CLOSE TO BAWDSEY SEAFRONT
- KITCHEN/DINING ROOM AND SEPARATE UTILITY ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- AIR SOURCE HEAT PUMP
- MODERN, DETACHED THREE BEDROOM FAMILY HOME
- SITTING ROOM WITH FRENCH DOORS ONTO THE GARDEN
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL PRIMARY SCHOOL

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

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Martello Close, Bawdsey, Woodbridge

Situated on a SMALL DEVELOPMENT of just 13 properties, close to the LOCAL PRIMARY SCHOOL and SEAFRONT, is this MODERN, DETACHED, THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting room, kitchen/dining room, utility room and downstairs cloakroom, with three bedrooms, with an EN-SUITE SHOWER ROOM to bedroom one, and the family bathroom. The property benefits from beautiful countryside surroundings and an early viewing is highly advised to avoid disappointment.

£475,000

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Entrance hall

Stairs to first floor, doors to the sitting room, kitchen/dining room and downstairs cloakroom.

Sitting room

3.29m x 5.63m (10' 10" x 18' 6") Dual aspect room with window to front and French doors to rear, overlooking and leading into the rear garden.

Kitchen/dining room

3.23m x 5.63m (10' 7" x 18' 6") Dual aspect room with window to front and rear, overlooking and leading into the garden. Space for a family dining table and a range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, wine cooler, breakfast bar with space for bar stools/seating and integrated appliances, including a fridge/freezer and dishwasher, There is a water softener and an electric roller blind. Door to:

Utility room

1.94m x 1.75m (6' 4" x 5' 9") Range of matching base units with worktop over, sink, integrated washer/dryer, door to understairs storage cupboard and external door to rear garden.

Downstairs cloakroom

Hand wash basin, WC.

First floor landing

Window to rear, overlooking the garden, access to cupboard housing the air source heat pump tank, and doors to all three bedrooms and the family bathroom.

Bedroom one

3.29m x 3.76m (10' 10" x 12' 4") Window to rear, overlooking the garden, double built-in wardrobe, door to:

En-suite shower room

2.90m x 1.75m (9' 6" x 5' 9") Window to front, shower cubicle, hand wash basin, WC and heated towel radiator.

Bedroom two

3.29m x 3.00m (10' 10" x 9' 10") Window to front.

Bedroom three

3.29m x 2.52m (10' 10" x 8' 3") Window to rear, overlooking the garden.

Family bathroom

2.34m x 1.75m (7' 8" x 5' 9") Window to front, panel enclosed bath, hand wash basin and WC.

Outside

The front of the property has been mainly laid to blocked paving, providing off road parking for multiple vehicles, leading to the attached garage, 6.09m x 3.16m (20' 0" x 10' 4") with electric up and over door, power and light connected. There is a lawned area to the side, with a decorative metal fence to the front, with two side gates, one at either side of the property, providing access to the rear garden.

The private, south-west rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn, with plant and shrub borders, enclosed by wooden fencing. There is a pathway leading to a shed, which we understand is to remain, and the property benefits from trees to the rear providing excellent privacy.

Important information

Tenure - Freehold.
Services - we understand that mains electricity and water are connected to the property. Heating is via an air source heat pump and drainage is a Klargestor system.
Service charge - there is an annual service charge of £512 (@ 07/10/25) for the upkeep of the communal areas of the development, and includes the cost of the Klargestor.
Council tax band D.
EPC rating B.
Our ref: SM/elr.

Directions

Using a SatNav, please use IP12 3FE as the point of destination.

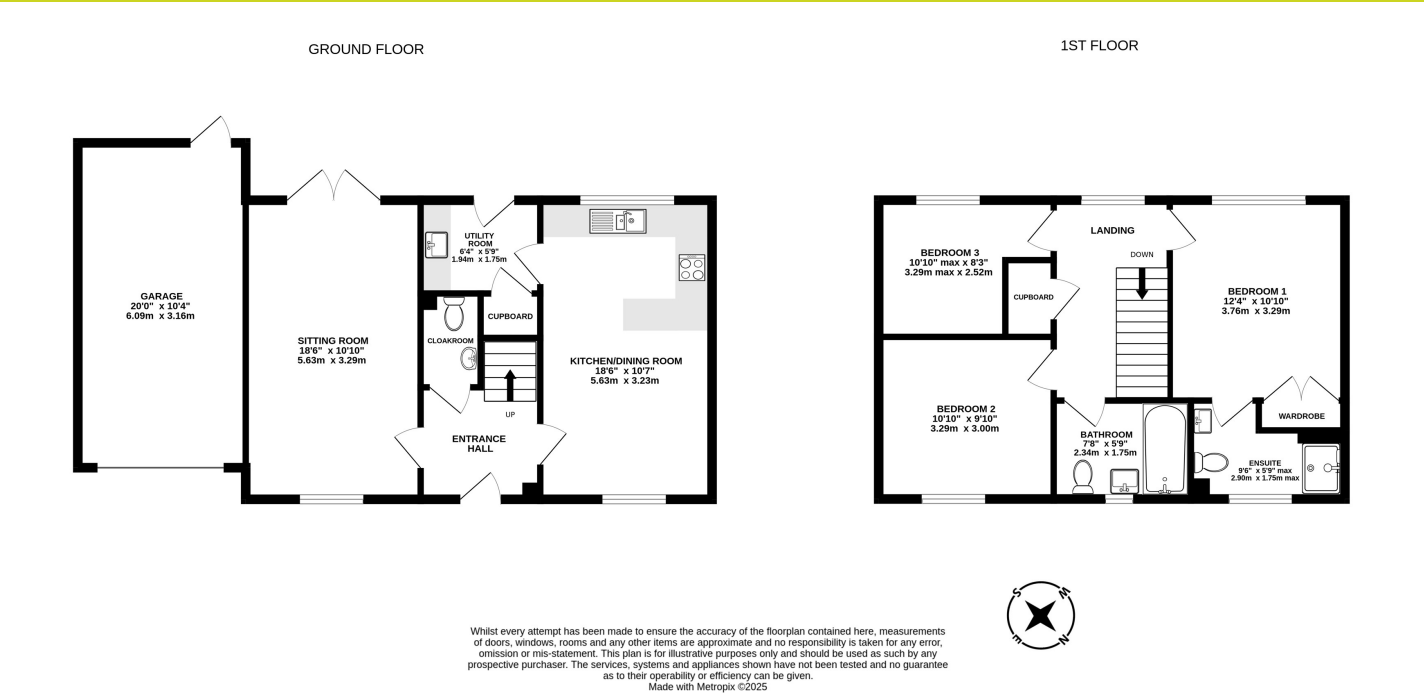
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Anti-Money Laundering Regulations

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.

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

