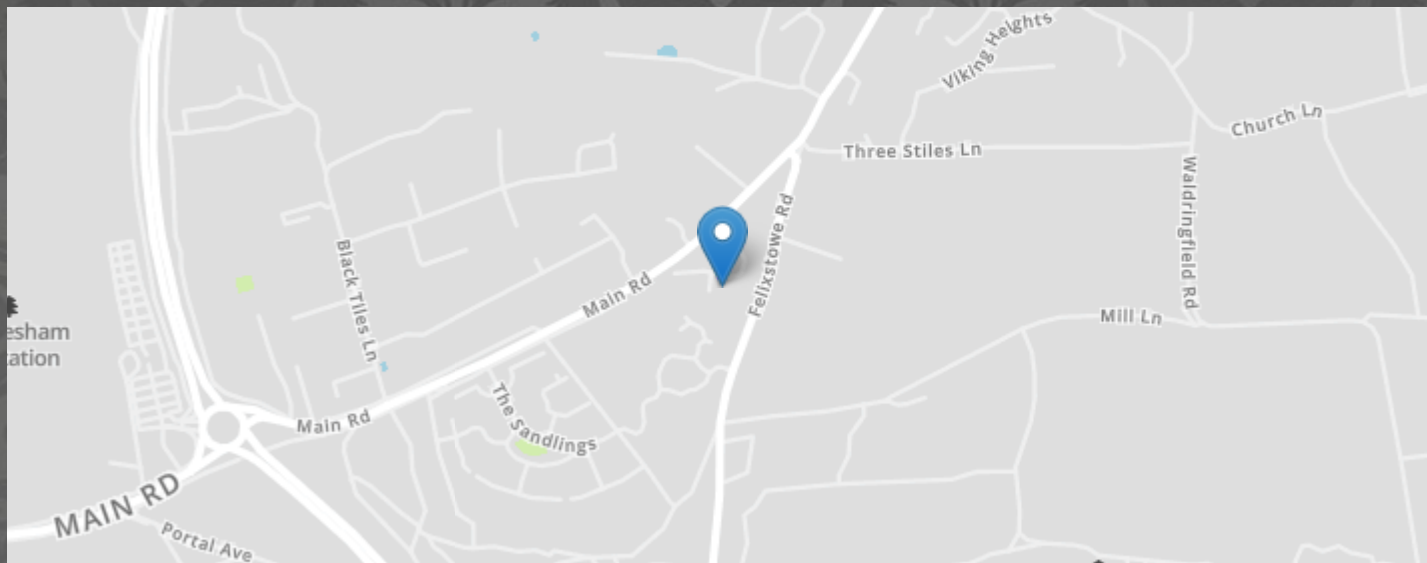


## Crown Close, Martlesham, Woodbridge



- FOUR BED DETACHED FAMILY HOME
- SITTING/DINING ROOM
- SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- POPULAR MARTLESHAM VILLAGE

- KITCHEN AND CONSERVATORY
- FAMILY/PLAY ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES AND EASY ACCESS TO A12/A14

# MARKS & MANN



## Crown Close, Martlesham, Woodbridge

Located in popular MARTLESHAM VILLAGE, close to the market town of WOODBRIDGE, is this DETACHED four bedroom FAMILY HOME, with PRIVATE rear GARDEN and off road PARKING. Accommodation comprises kitchen, sitting/dining room, family/play room, and downstairs cloakroom, with four bedrooms, an en-suite to bedroom one, and a family bathroom upstairs. The property is situated close to LOCAL SCHOOLS, shops and amenities, as well as easy access to the A12/A14.

# MARKS & MANN

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**£415,000**



## Crown Close, Martlesham, Woodbridge

### Entrance hall

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

### Kitchen

3.77m x 2.06m (12' 4" x 6' 9") Window to front, range of matching base and eye level units with worktops over, sink, double oven, hob and extractor over, with space for a fridge/freezer and space and plumbing for a washing machine.

### Family/play room

4.88m x 2.26m (16' 0" x 7' 5") Window to front.

### Sitting/dining room

6.41m x 3.98m (21' 0" x 13' 1") Window to rear overlooking the garden, as well as patio doors leading into the conservatory. There is space at one side for a family dining table and at the other, space for a seating/sofa area.

### Conservatory

4.30m x 3.39m (14' 1" x 11' 1") Windows to all sides and roof, with French doors to rear leading into the garden.

### Downstairs cloakroom

Window to side, hand was basin and WC.

### First floor landing

Doors to all bedrooms and the family bathroom.

### Bedroom one

4.40m x 3.77m (14' 5" x 12' 4") Window to front, opening to:

### Shower room

With shower cubicle and hand wash basin.

### Bedroom two

3.38m x 3.00m (11' 1" x 9' 10") Window to rear overlooking the garden.

### Bedroom three

4.22m x 2.38m (13' 10" x 7' 10") Window to front with door to airing cupboard.



### Bedroom four

3.35m x 2.19m (11' 0" x 7' 2") Window to rear overlooking the garden.

### Family bathroom

2.06m x 1.08m (6' 9" x 3' 7") Window to side, panel enclosed bath with shower over, hand wash basin with vanity unit, WC and heated towel radiator.

### Outside

The front of the property has been partially laid to lawn with plants, hedges and shrub borders, with a path leading to the front door and side gate leading to the rear garden. To the other side there is an area which has been laid to gravel providing off road parking.

There is a patio area to the immediate rear of the property with a path leading down to the side gate which gives access to the front of the property, with the remainder mainly laid to lawn, 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 D.  
EPC rating TBC.  
Our ref: SM/elr.

### Location

Martlesham is a popular village, with beautiful walks in the Suffolk countryside and along the River Deben, and benefits from a local shop/post office, public house and fish and chip shop. Nearby at Martlesham Heath you can find further amenities, including a doctors, pharmacy, butchers, bakery, Morrisons Daily, church, public house, primary school and a village green with pavilion. In addition, there is an aviation museum, as well as Martlesham Retail Park 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.

### Directions

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

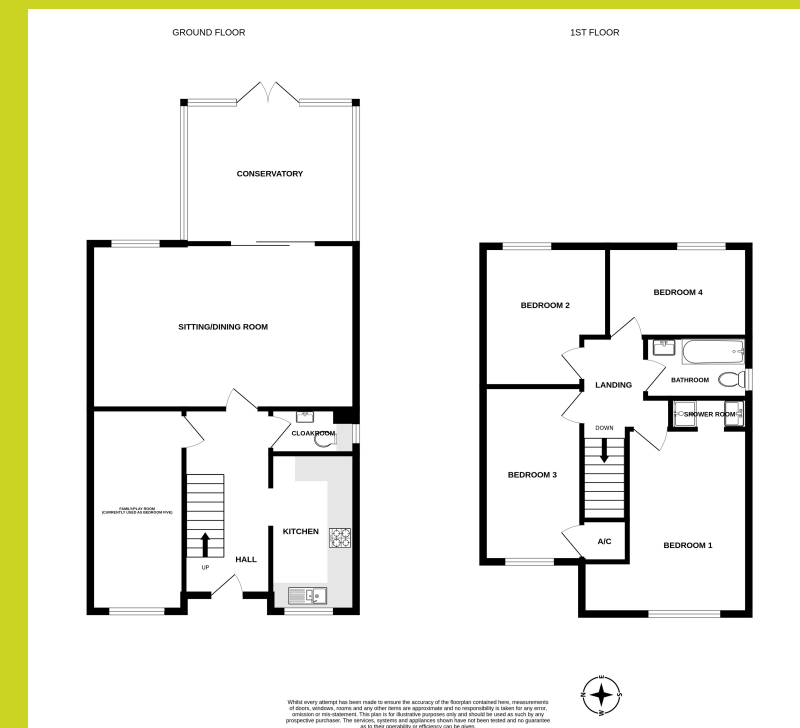
## Crown Close, Martlesham, Woodbridge

### 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.