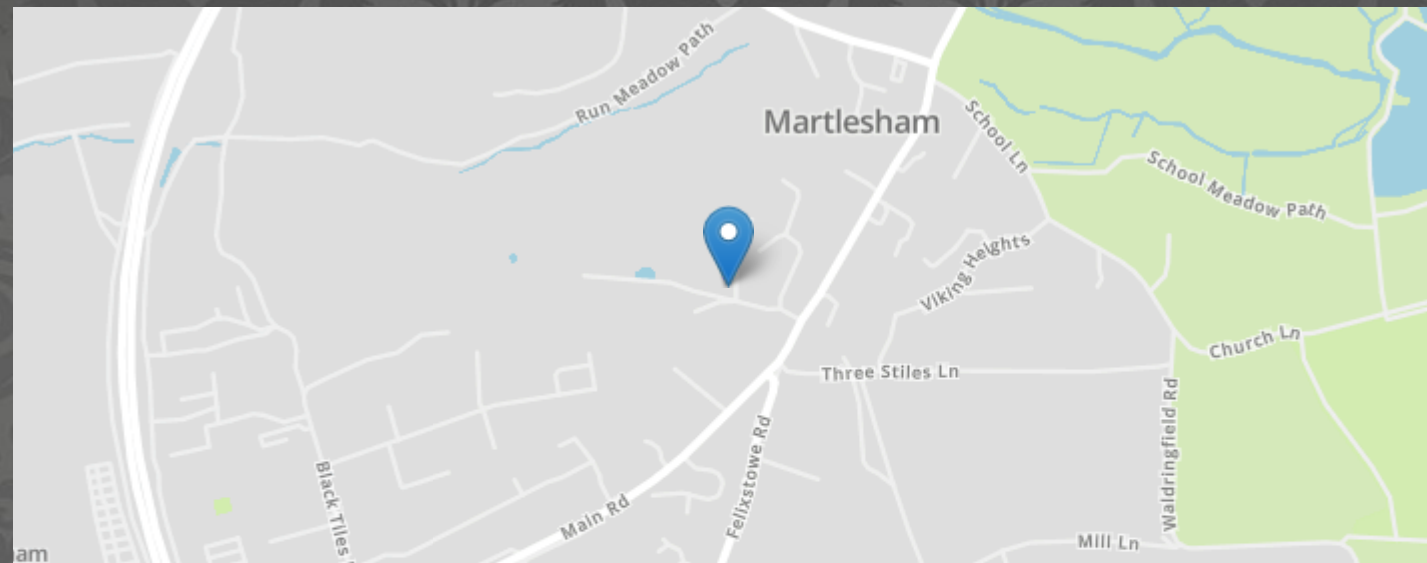


Private Road, Martlesham, Woodbridge



- 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.

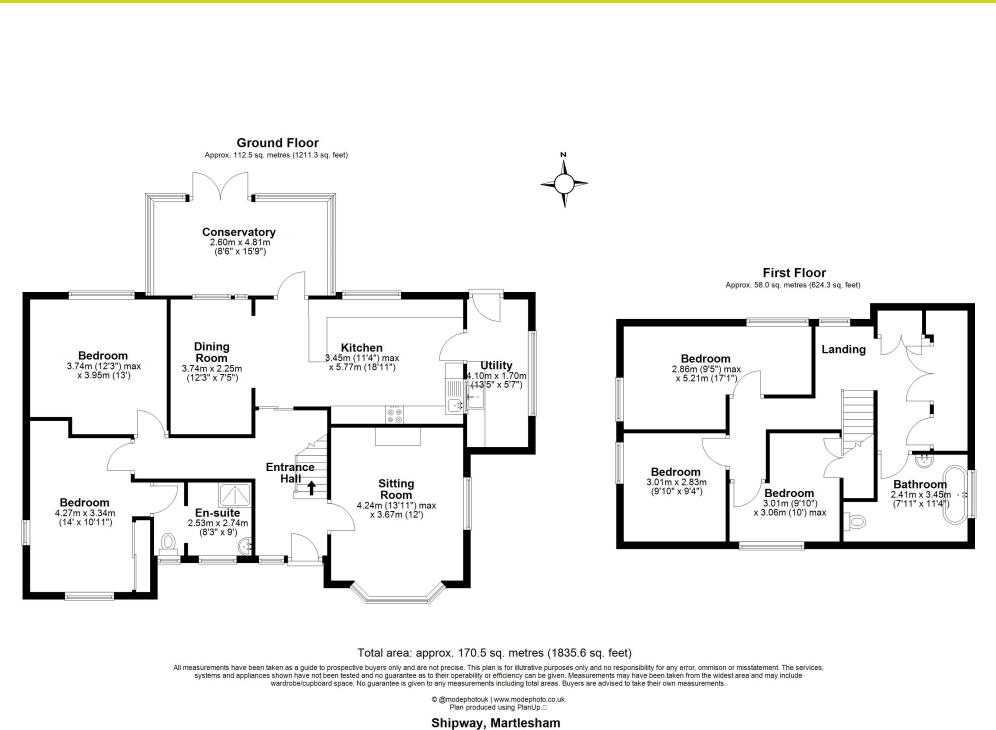
£660,000

Private Road, Martlesham, Woodbridge

Storm porch	En-suite shower room
Door to:	Two windows to front, shower cubicle, hand wash basin, WC and heated towel radiator.
Entrance hall	Bedroom two
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.	Window to rear overlooking the garden.
Sitting room	First floor landing
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.	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.
Open-plan kitchen/dining room	Bedroom three
Kitchen area	Dual aspect room with window to side and rear, overlooking the garden.
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.	Bedroom four
Utility room	Window to side, fitted wardrobe.
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.	Bedroom five
Dining area	Window to front, built-in over stairs storage cupboard.
Internal window to rear with space for a family dining table.	Family bathroom
Conservatory	Window to side, freestanding rolltop bath with shower attachment, hand wash basin with fitted units, WC and heated towel radiator.
Windows to all sides and French doors to rear, overlooking and leading into the garden.	Outside
Bedroom one	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,
Dual aspect room with windows to front and side, fitted double sliding door wardrobes and door to:	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

Important information	Directions
Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band E. EPC rating E. Our ref: SM/elr.	Using a SatNav, please use IP12 4SG as the point of destination.
Location	Disclaimer
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.	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.
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.	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.

