



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

GREEN LANE, MARTLESHAM, IP12 4SZ

TENURE : FREEHOLD

£400,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Porch

With door to...

Entrance Hall

A central hallway with doors to all accommodation, (except the Utility Room).

Living Room 7.75m x 3.81m (25' 5" x 12' 6")

The living room has been extended to provide an additional sitting area at the rear; all the better to see the garden through the double patio doors.



Kitchen/Diner 3.61m x 3.48m (11' 10" x 11' 5")

Fitted with an extensive range of contemporary wall and base units, work surfaces, built-in electric oven, gas hob and cooker hood, plumbing for washing machine and door to...

Utility Room 3.31m x 2.08m (10' 10" x 6' 10")

Plumbing for washing machine and doors leading to the garden.



Bedroom One 3.90m x 3.02m (12' 10" x 9' 11")

A double bedroom with window to front aspect.

Bedroom Two 3.47m x 2.74m (11' 5" x 9')

Another double room with window to rear aspect.

Bedroom Three 2.92m x 2.60m (9' 7" x 8' 6")

Currently set up as a study, with window to side aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath with shower over, and window to rear aspect.

Outside

To the front of the property is a block paved driveway with planting beds and a gate to the rear garden. The large rear garden has a brick-built garage providing storage, a couple of sheds, and a large wooden cabin with power connected (this may be taken by the current owner). There's an ornamental pond, large patio areas and well-stocked beds.

Agents Note

The water softener will be taken with the vendor and the designer radiators will be replaced by standard radiators.

THE PROPERTY & LOCATION

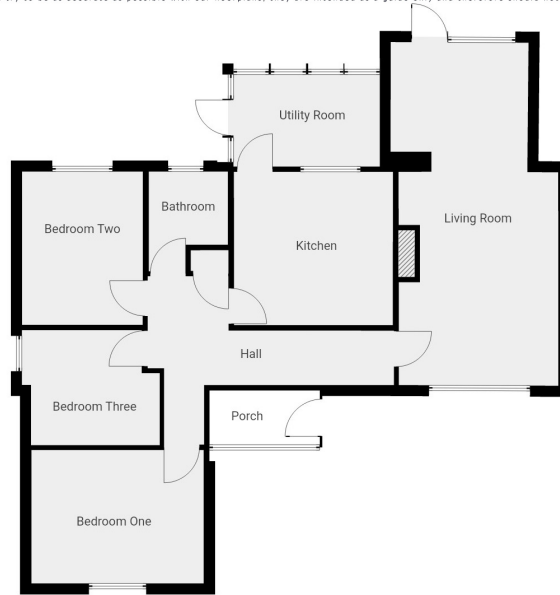
£400,000 - £425,000. A spacious and superbly located DETACHED bungalow in a popular cul-de-sac in the popular village of MARTLESHAM. The property has been modernised throughout and offers three bedrooms, living room and kitchen/diner, a LARGE rear garden with a CABIN and plenty of parking at the front.

Situated between Ipswich and Woodbridge is the popular village of Old Martlesham, within walking distance of amenities and only a few minutes from the A12/A14 and close to the riverside town of Woodbridge with the picturesque river, swimming pool, theatre and several restaurants and boutique shops that it has to offer.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Green Lane, Martlesham, IP12 4SZ

- **DETACHED Bungalow**
- **Extended Living Room**
- **OFF ROAD PARKING**
- **Gas Central Heating**

- **Three Bedrooms**
- **Kitchen/Diner**
- **GENEROUS East Facing Garden**
- **Double Glazed Windows**

Council Tax Banding : D



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