



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**BUCKINGHAM CLOSE, MARTLESHAM, IP12 4SX**

**TENURE : FREEHOLD**

**GUIDE PRICE £525,000**

- Contemporary Accommodation
- Three Bedrooms
- Two En-Suites
- Garage & Driveway
- Gas C/H & D/G Windows
- Open Plan Living Space



# THE ACCOMMODATION



## Entrance Hall

With exposed wooden floors, built-in storage and doors to...

## Living Area 10.63m x 5.06m (34' 10" x 16' 7")

A large open plan family space with vaulted ceiling, Kitchen/Dining and Lounge Area combined. The kitchen is fitted with an extensive range of cabinets with marble work surfaces, including an island unit, inset Belfast sink unit, integrated appliances including fridge/freezer, dishwasher, electric oven and gas hob with cooker hood. Wooden floor, bi-fold doors to the rear garden, window to rear and skylights.



## Dressing Room

(Measurement includes built-in wardrobes with sliding doors, wooden floor and open to...

## Bedroom One & En-Suite 5.05m x 4.27m (16' 7" x 14' )

A generously proportioned double Bedroom with sliding patio doors overlooking and giving access to the garden, wooden floor and En-Suite comprising bath, pedestal wash basin, WC and shower enclosure.

## Bedroom Two & En-Suite 4.82m x 3.39m (15' 10" x 11' 1")

(Measurement excludes en-suite) Another double bedroom with window to front and En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.



## Bedroom Three 3.77m x 3.43m (12' 4" x 11' 3")

A third double bedroom with window to front aspect.

## Bathroom

Fitted with a P-Shaped shower bath, wash basin and WC.

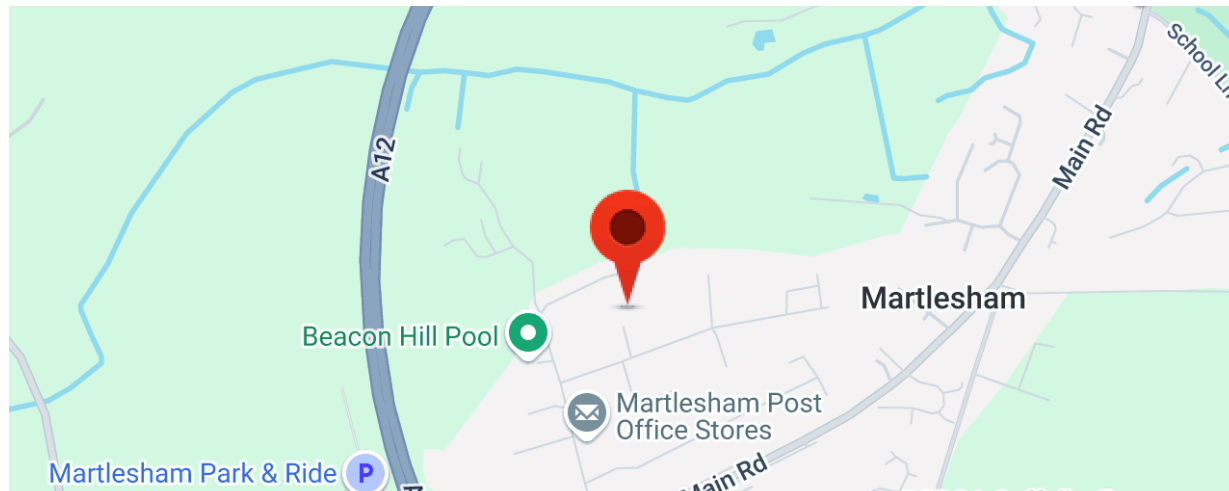
## Outside

To the front of the property is a driveway laid to tarmac, providing off-road parking, and access to the Garage, which has an electric roller-door, window to rear and a courtesy door to the garden. The rear garden is on two levels with a patio and lawn, planting beds and an insulated summerhouse with power connected.

## THE PROPERTY & LOCATION

A superbly presented bungalow in a fantastic cul-de-sac position within the village of Martlesham. The property has been substantially extended, offering over 1540 square feet of family accommodation, (excluding garage), comprising an entrance hall, contemporary open plan living area, three double bedrooms, two en-suites and a family bathroom. There's a good-sized garden with a summerhouse, garage and plenty of parking.

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 and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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### Disclaimer

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