



Main Road, Martlesham,  
£785,000

 4  3  0  B

- Outstanding Detached Family Home
- Private Plot in Martlesham
- Four Bedrooms, Two Ensuities
- Ground Floor Bathroom & Bedroom
- Open Plan Kitchen/Diner/Lounge
- First Floor Air Conditioning
- Detached Double Garage
- Utility Room & cctv system
- Galleried Landing
- High Specification Throughout



An outstanding four bedroom executive detached family home situated in the ever sought-after location of Martlesham.

### The Property

A rare opportunity to acquire this bespoke detached four bedroom home benefitting from a generous wrap-around garden, detached double garage and ample off-road parking.

Little Fynn comprises four bedrooms, ground floor bedroom and family bathroom, spacious open plan lounge leading through to the dining area and modern fitted kitchen and separate utility room. The glass balustrade staircase opens to an impressive reception landing area leading to three bedrooms, two with ensuite bathrooms.

Situated in a private location with restricted public access, Little Fynn is a unique and modern home we would highly recommend viewing.





### Agents Notes

The central heating is all on a zonal system.

Cat 5 data outlets throughout.

Satellite and Terrestrial TV cabling.

CCTV security system.

Air conditioning to upstairs.

### Location

Little Fynn is nestled in a private location off Martlesham's highly desirable Main Road.

Situated in the sought-after village of Martlesham, approximately two miles south-west of Woodbridge and five miles north-east of Ipswich. The village benefits from a Church, Post Office/shop, Fish & Chip shop, Primary School and the popular Red Lion public house.

Martlesham Retail Park can be found just a short drive away where you can find Tesco Superstore, M&S Food Hall, Next and many more retail outlets, as well as Martlesham Leisure & Fitness Club. Local high schools, in both the state and private sector, can be found nearby in Kesgrave and Woodbridge.

The market town of Woodbridge is within easy reach where you can find an abundance of restaurants, bars coffee houses and independent boutiques trading alongside the national retailers. There is a railway station with a link to Ipswich, which in turn has a direct link to London Liverpool Street. For the sailing enthusiast, Woodbridge lies along the River Deben and for the commuter, the A12/A14 are easily accessible.

### Ground Floor



### Entrance Hall

12'11" x 9'5" (3.95 x 2.89)

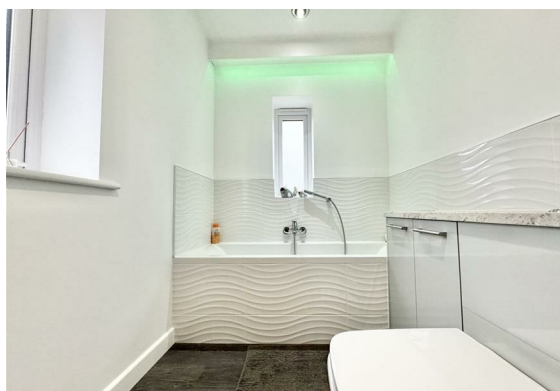
Composite front door leading to the spacious entrance hall. With glass balustrade staircase and luxury vinyl flooring with cupboard under stairs and doors leading to:



### Living Room

17'11" x 20'6" (5.47 x 6.25)

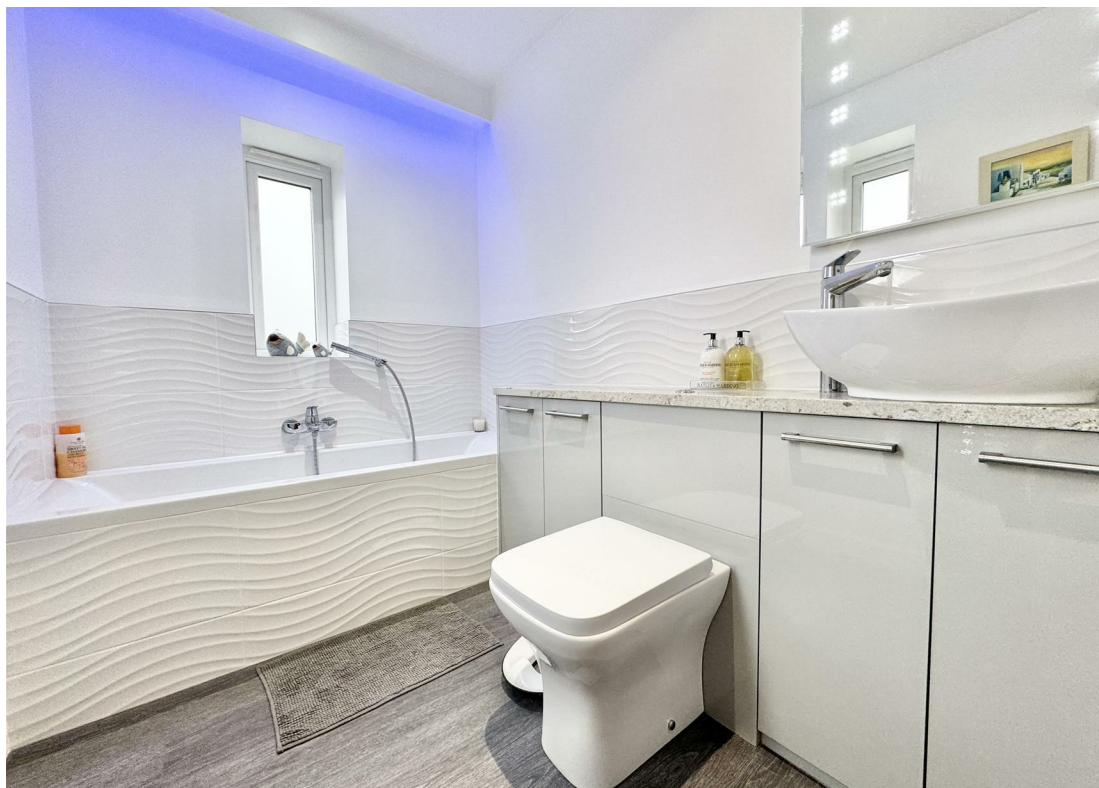
A bright and modern open plan lounge with underfloor heating, integrated sound system, floor to ceiling glass sliding doors opening out onto the resin patio, French doors to rear, LED spotlights, wood burner and luxury vinyl flooring.



### Kitchen/Diner

27'3" x 14'6" (8.33 x 4.43)

Immaculately presented fitted kitchen comprising a range of wall and base units, Quartz roll top work surfaces and Quartz centre island with breakfast bar. Range Cooker with stainless steel splashback and extractor cooker hood, integrated worktop sink with drainer and Chrome mixer tap and integrated dishwasher. LED spotlights, integrated sound system, zonal heating and USB points to island.



### Utility Room

11'11" x 6'11" (3.64 x 2.12)

Door from the kitchen into side utility with a range of base units, space of washing machine, integrated fridge freezer with wine rack to side, inset stainless steel sink, luxury vinyl flooring and pantry cupboard. Door to rear.



### Bedroom Four/Office

11'11" x 11'11" (3.65 x 3.64)

Versatile double room with window overlooking the front aspect and oak door.





### Family Bathroom

5'6" x 8'0" (1.68 x 2.46)

Ground floor family bathroom comprising tile enclosed bath with half tile surround, wall mounted centre mixing tap with shower attachment, granite top combination vanity unit with countertop wash hand basin and mixer tap and low level WC. Featuring mood lighting, LED spotlights and luxury vinyl flooring, dual aspect to front and side.

### First Floor

#### Galleried Landing

13'3" x 14'0" (4.04 x 4.28)

Spacious galleried landing with glass balustrade and oak staircase, LED spotlights, sun pipe and vertical radiator. Doors leading to:

#### Master Suite

10'10" x 20'11" (3.32 x 6.39 )

Contemporary bedroom suite featuring vaulted ceiling with floor to ceiling gable end window. A wall separates the dressing area and ensuite from the bedroom space and comprises built-in wardrobes, vanity area, vertical radiator and door leading to ensuite.

#### Ensuite

7'4" x 7'9" (2.25 x 2.38)

Modern and elegant master ensuite comprising walk in shower with matt black Shower Tower Panel (thermostatic) providing rainfall shower head, shower handset and body jets, vanity unit with inset ceramic basin and chrome mixer tap, low level WC, partially tiled and luxury vinyl flooring.



## Bedroom Two

12'0" x 11'8" (3.67 x 3.57)

Further bedroom suite overlooking the front aspect comprising floor to ceiling fitted wardrobes along the entrance corridor and door leading to corner ensuite.

## Ensuite

7'11" x 4'8" (2.43 x 1.44)

Contemporary ensuite comprising tiled walk in shower enclosure with matt black Shower Tower Panel (thermostatic) providing rainfall shower head, shower handset and body jets, vanity unit with inset ceramic basin and chrome mixer tap, low level WC and luxury vinyl flooring.

## Bedroom Three

9'1" x 9'7" (2.78 x 2.93)

Good sized bedroom overlooking the front aspect, carpeted throughout.

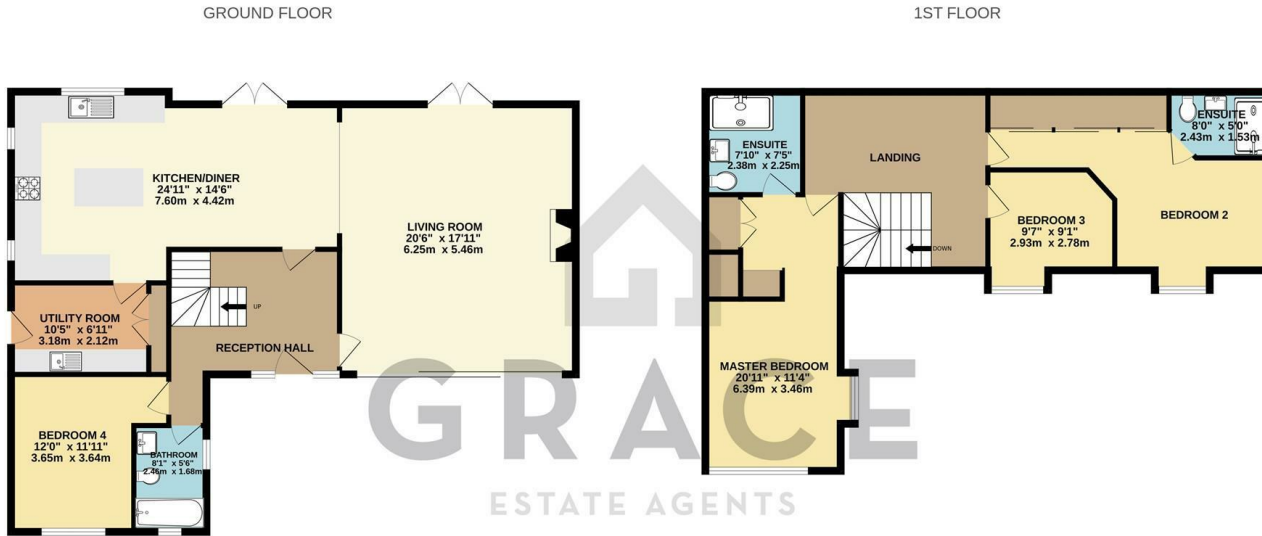
## Outside

The property is situated in a private off-road corner plot and boasts a wrap-around garden backing onto greenery, mainly laid-to-lawn with a resin patio and enclosed with panel fencing and landscaped beautifully. Round to the rear of the property there is a patio area off the lounge/diner which is ideal for an outdoor breakfast area. Jaktop fencing divides the the front of the property to the rear garden and is lined with mature shrubs. A path leads to the side door of the double detached garage and also the log store to the rear.

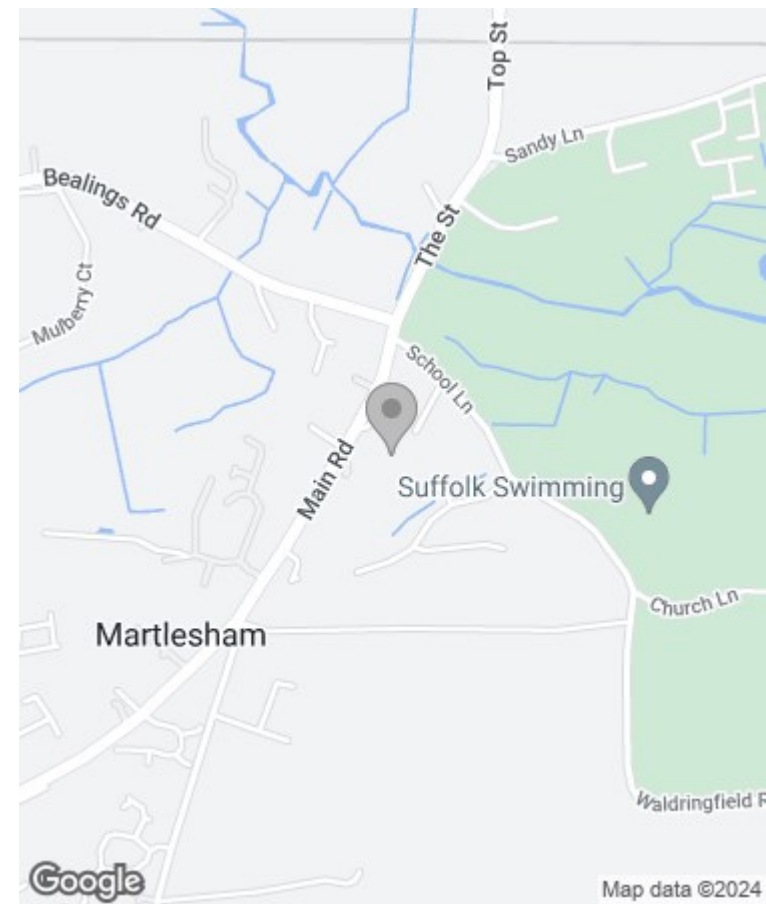
To the front of the property is a spacious driveway providing ample off-road parking for multiple vehicles and landscaped with mature shrubs and further resin footpath to the front door. The detached double garage has an electric up and over door with ample power and light connected.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	