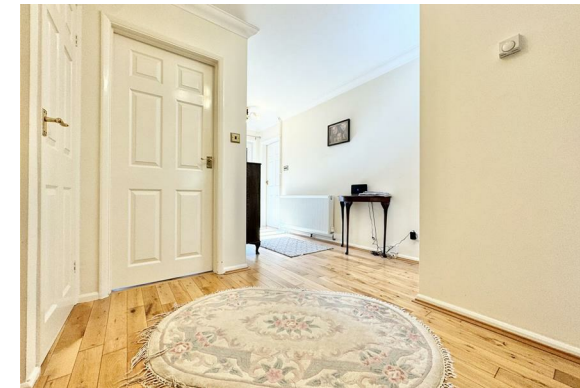




Black Tiles Lane, Woodbridge, Suffolk
£380,000

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- No Onward Chain
- Detached Bungalow
- Three Double Bedrooms
- 100ft (approx) East Facing Garden
- Two Detached Garages
- Ample Off Road Parking
- Martlesham Village
 - Potential for Development/Extending
- Close to Local Amenities
- Good Access to A12/A14



A fantastic opportunity to acquire this three bedroom detached bungalow with two detached garages and potential for development, situated in the heart of Martlesham Village.

The Property

Welcome to Black Tiles Lane, Martlesham, Woodbridge - a charming location that could be the setting for your new home! This detached bungalow offers three double bedrooms, two reception rooms and a family bathroom providing ample space for all your needs. Outside, the east facing garden provides a peaceful setting and is mainly laid to lawn. Convenience is key with parking available for multiple vehicles and the location offers a countryside view, whilst still being within reach of local amenities.



Situated on a spacious corner plot, this bungalow presents a fantastic opportunity for development. Whether you're looking to extend the current property or create a beautiful garden space, the potential is endless.





Location

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.



Entrance Hall

Walking in through the porch, a spacious entrance hall with oak flooring takes you through the bungalow and leads to:

Living Room

13'8" x 11'6" (4.19 x 3.52)

A dual aspect living room overlooking the side garden is carpeted throughout featuring an original brick fireplace and tile hearth.

Bedroom One

13'8" x 10'3" (4.19 x 3.14)

Overlooking the front aspect, this bright and airy bedroom provides plenty of space and benefits from built-in wardrobes.

Bedroom Two

11'3" x 10'3" (3.45 x 3.14)

A further double bedroom situated to the rear of the property overlooking the rear garden.

Bedroom Three

15'2" x 8'9" (4.64 x 2.69)

Another double bedroom situated in the centre of the property, with a view over the side garden.

Bathroom

Four piece family bathroom comprising shower enclosure with electric shower, low level WC, pedestal wash hand basin and panel bath. With fully tiled walls and two windows overlooking the side aspect.

Kitchen/Diner

18'5" x 11'3" (5.62 x 3.45)

Open plan kitchen/diner comprising a fully fitted kitchen with integrated oven and gas hob, inset double bowl sink with mixer tap, space and plumbing for washing machine and dishwasher, undercounter space for fridge and freezer. Sliding doors lead out to the rear patio with great views over the landscaped garden. A door takes you through to the rear porch which is ideal for a boot room and leads to the back garden.

Outside

Take a step outside into the tranquil 100ft (approx) garden, laid mainly to lawn and bordered with mature trees and shrubs. The garden benefits from a large patio abutting the property, providing access down either side of the bungalow, one to the 70ft (approx) driveway and garage and one to the side garden. The brick built garage features an up and over door, as well as a side door from the garden, electricity is provided.

The side garden is an additional bonus at approx 40ft in length with a vast amount of potential for extending the current property out to the side. There is a further sweeping driveway leading to the second detached brick built garage at the front of the property, with up and over door and electricity provided.

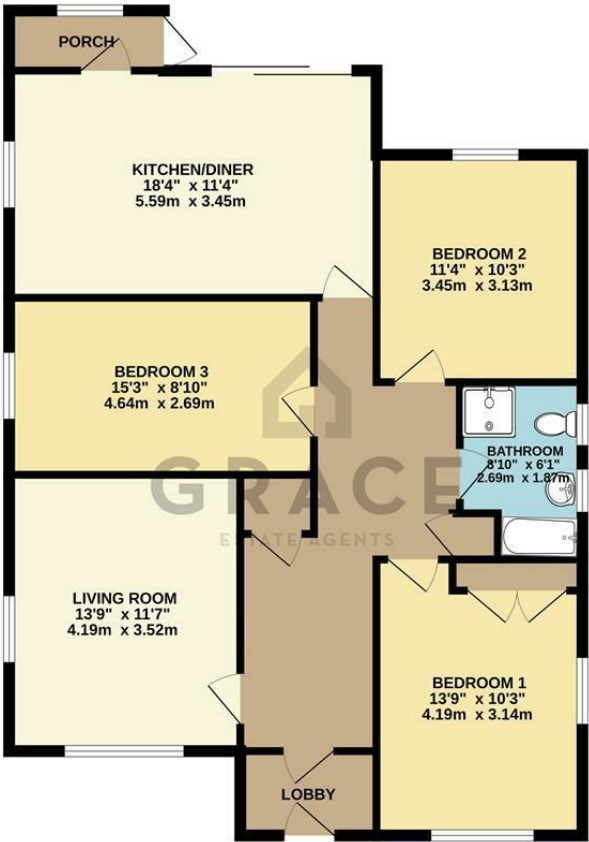








GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.

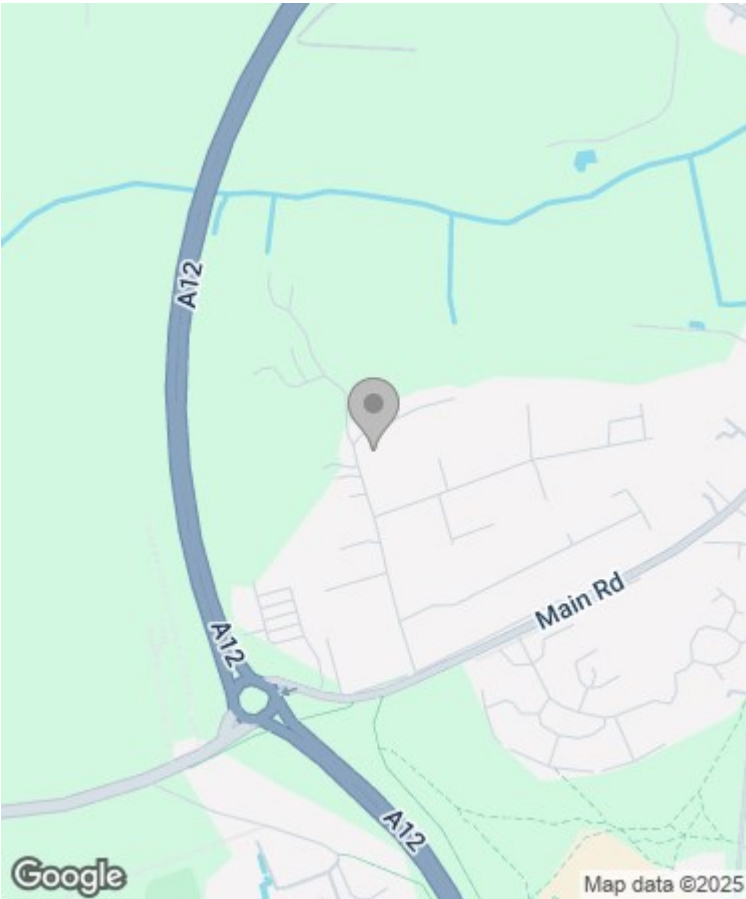


TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	