



5 Black Tiles Lane, Martlesham
Woodbridge

Guide Price **£600,000**



5 Black Tiles Lane

Martlesham, Woodbridge

Located in the popular and well-served village of Martlesham, this immaculately presented four-bedroom detached chalet bungalow combines modern convenience with elegant living. Set within a generous plot, the property benefits from solar panels, a beautifully landscaped rear garden extending to around 150ft, ample parking, and a garage.

The property is approached via an attractive in-and-out block-paved driveway that provides parking for several vehicles and leads to the garage and front entrance. Once inside, a welcoming porch opens into a spacious hallway, where a feature ash staircase rises to the first floor. From here, access is given to the principal reception rooms, the kitchen, utility, cloakroom and two of the ground floor bedrooms.

The kitchen and breakfast room is fitted with a contemporary range of units and integrated appliances, with plenty of space for dining and doors leading directly to the garden. A separate utility room provides additional storage and space for laundry appliances. The formal dining room lies to the front of the house, while to the rear, the sitting room offers a bright and comfortable living space with French doors opening onto the terrace and garden beyond.



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The principal bedroom is situated on the ground floor and features a dedicated dressing area with fitted wardrobes and a private en suite shower room. A second bedroom is also located on this level, alongside a cloakroom for guests' convenience.

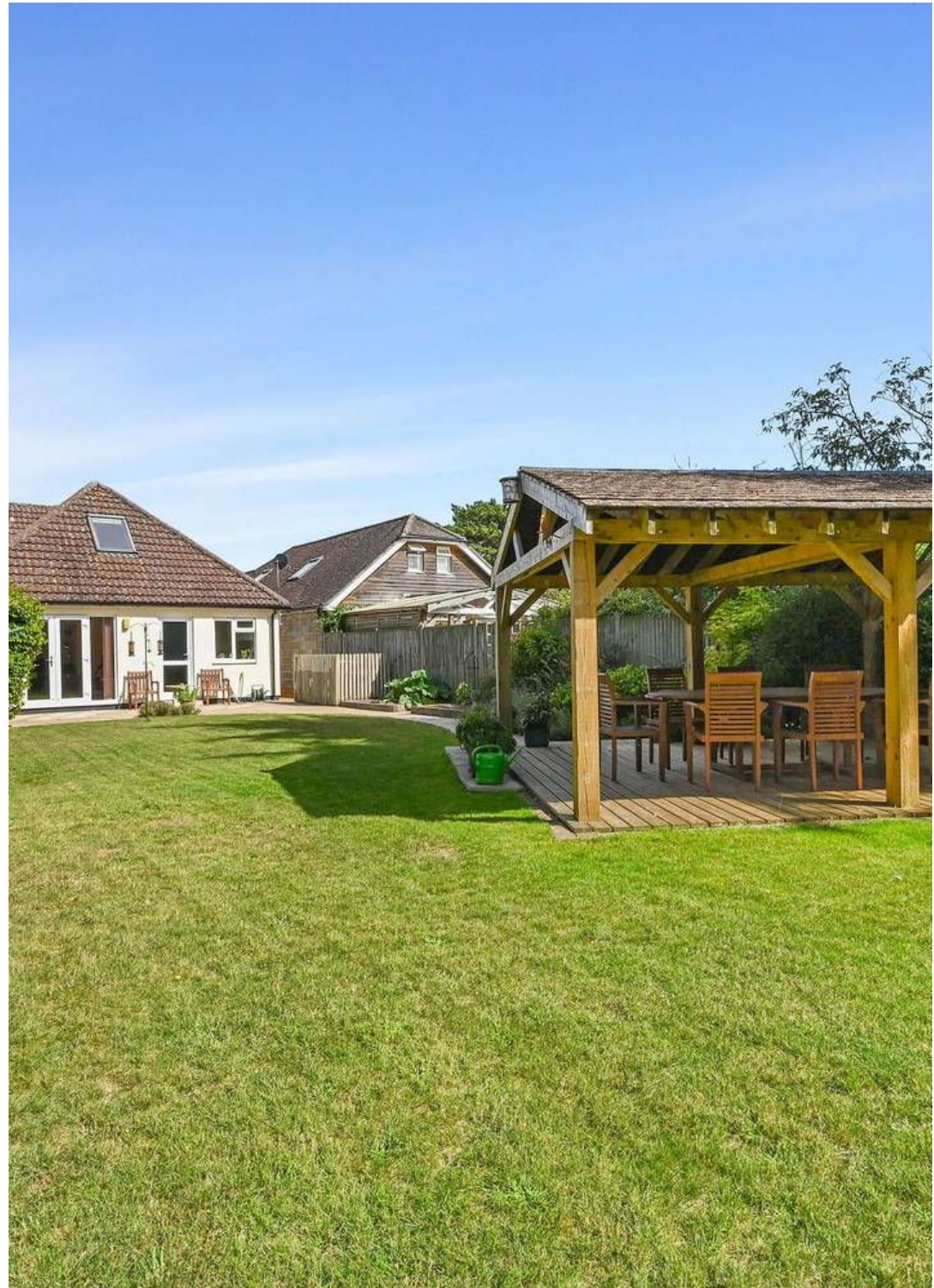
The first floor is arranged around a light-filled galleried landing with Velux windows, and provides two further bedrooms together with a modern family bathroom. Generous storage is available throughout, including access to eaves space.

The rear garden has been thoughtfully landscaped to create a peaceful and versatile outdoor retreat. A paved terrace spans the rear of the house, complete with a pergola and a pathway leading to a charming wooden gazebo, perfect for alfresco dining. The remainder of the garden is laid mainly to lawn with raised beds, mature planting and well-stocked borders, while to the far end a large shed and wood store provide further storage.

The property also benefits from owned solar panels, which generate a quarterly income for the current owner, as well as the availability of full fibre to the premises. The garage, fitted with an electric sectional door, offers additional parking or storage and includes power, light and loft space.

Martlesham is a highly desirable village, offering a range of amenities including a post office, primary school and public house. Martlesham Retail Park is just a short distance away, home to a Tesco superstore, M&S Food Hall, and other national retailers. The riverside town of Woodbridge, renowned for its independent shops, restaurants and cultural attractions, is also within easy reach. Excellent transport links are available via the nearby A12 and A14, connecting to Ipswich, Cambridge, Norwich and London.

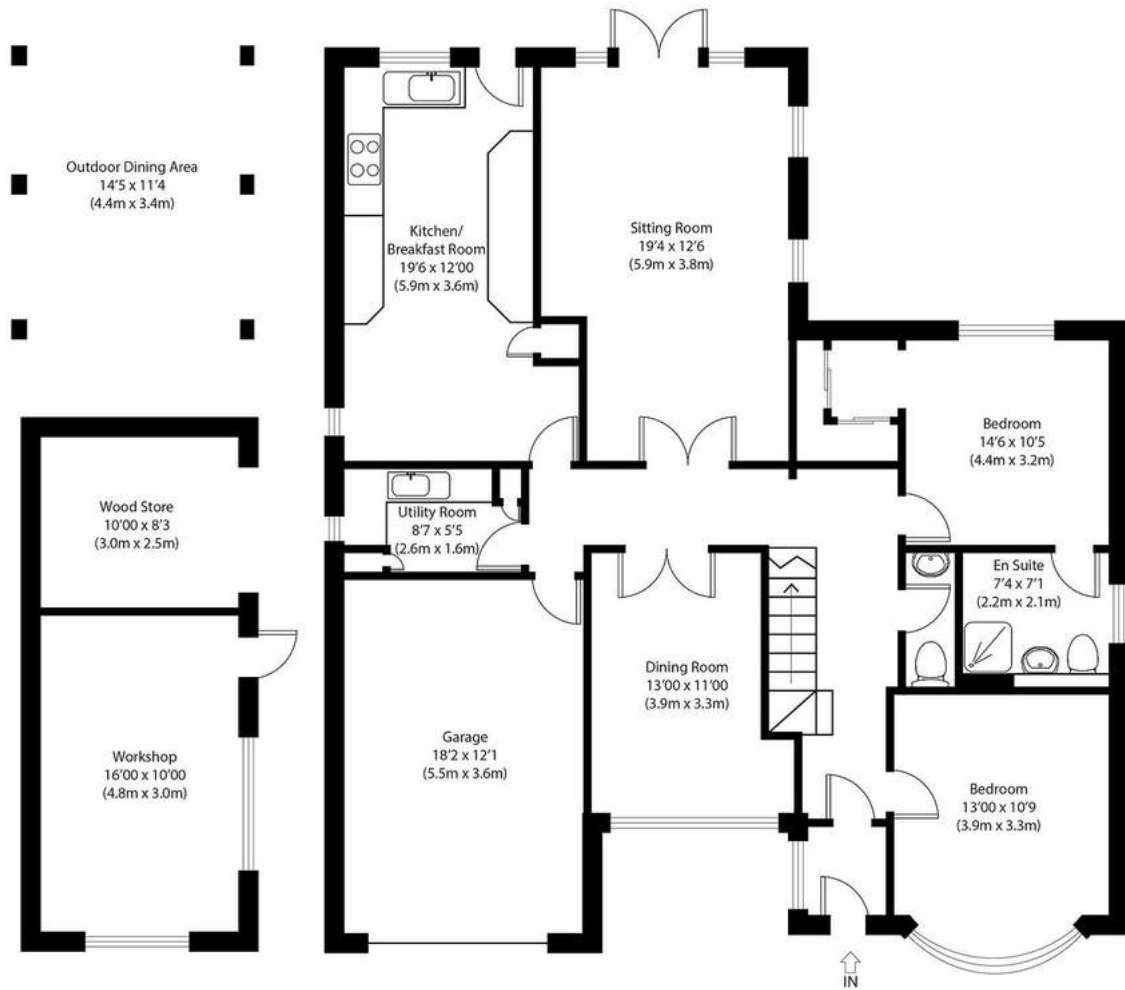
This exceptional home represents a rare opportunity to acquire a versatile and beautifully maintained property in one of Suffolk's most sought-after villages, offering a superb balance of modern convenience, space and location.



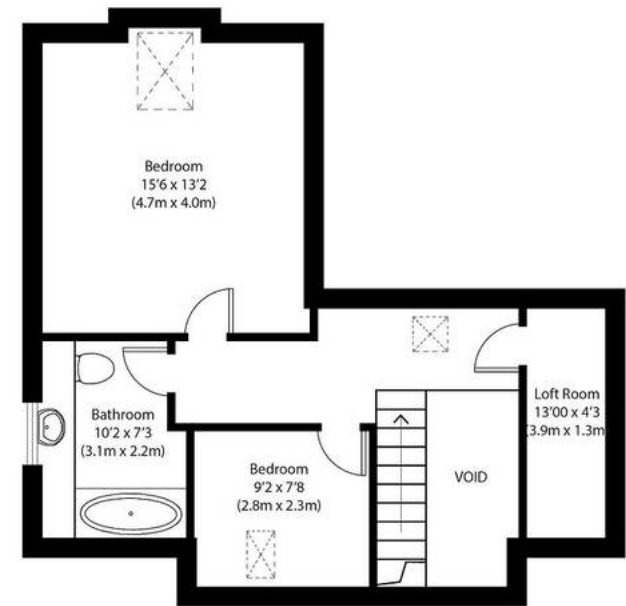


Approximate Gross Internal Area
 Main House 1940 sq ft (180 sq m)
 Outbuilding (Excluding Outdoor Dining) 245 sq ft (23 sq m)
 Total 2185 sq ft (203 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photostagegroup.co.uk



Ground Floor



First Floor



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