



Connells

Lampton Bealings Road
Martlesham Woodbridge

Lampton Bealings Road Martlesham Woodbridge IP12 4RW

for sale
£700,000



Property Description

Located in the highly sought after area of Martlesham, Woodbridge you will find this impressive detached family home, which has been extended and improved by the current vendors to a high standard throughout. The hub of the home is the multi functional open plan kitchen dining area with two sets of large sliding doors opening on to the extensive tranquil south facing garden. There are two further receptions rooms offering a variety of accommodation, one which has a desirable log burner and a utility room providing day to day convenience. There are four bedrooms, the primary bedroom is serviced by an en-suite and dressing area, there is a luxury family bathroom and ground floor cloakroom. The outside of the property has off road parking for numerous vehicles and a garage. There is an outside gym/office and a well maintained generously sized rear garden for outdoor entertaining and alfresco dining. An internal viewing is highly recommended to appreciate the size and style of this property. The home is surrounded by lovely countryside and attractive woodland walks and the historic Red Lion pub is close by, the perfect spot to relax and meet friends. Nearby Woodbridge is an attractive ancient market town on the banks of the River Deben combining excellent shops with superb pubs and restaurants. There are spectacular riverside walks from the heart of the town and Woodbridge is also home to a railway station providing access to London Liverpool street via Ipswich.

Entrance Hall

Accessed via double glazed entrance door with double glazed windows to both sides, radiator, storage cupboard, stairs rising to the first floor with tempered glass, balustrade and storage cupboard under, bamboo flooring, cupboard housing gas meter and doors giving access to:

Living Room

20' 3" x 12' Max (6.17m x 3.66m Max)
Double glazed patio doors giving access to the rear garden, double glazed window to front , two radiators, smooth coved ceiling, wood burner, fitted storage shelving and display unit.

Snug/Playroom/Office

13' 6" x 11' 5" (4.11m x 3.48m)
Double glazed windows to front and side, radiator, coved and textured ceiling and fitted workspace.

Kitchen Breakfast Area

22' 2" x 13' 9" Max (6.76m x 4.19m Max)
Double glazed window to rear, radiator, bamboo flooring, breakfast bar, Neff induction hob with extractor hood over, built-in fridge. built-in freezer, built-in Neff combination oven, built-in Neff oven, built-in dishwasher, smooth ceiling with inset spotlighting, 1 1/2 bowl sink with mixer tap inset in a granite worktop with cupboards and drawers under the matching above doors and access to:

Dining Area

26' 6" x 9' 3" (8.08m x 2.82m)
Large bespoke sliding double patio doors with automatic blinds giving access to the rear garden, radiator and bamboo flooring.

Utility Room

11' 5" x 6' (3.48m x 1.83m)
Double glazed door given to the side, space and plumbing for washing machine, single drainer stainless steel sink with mixer tap inset in a solid

wood work top with cupboards under and matching above, lighting under unit, water softener, cupboard housing wall mounted boiler and hot water tank and solar panel heating system, tiled flooring, tile splash backs.

Cloakroom

Upvc double glazed window to front and close coupled w/c, wash hand basin with mixer tap, tile effect vinyl flooring, radiator and smooth ceiling.

First Floor Landing

Double glazed window to front, smooth ceiling giving loft access, radiator and doors giving access to:

Dressing Area

10' 8" x 6' 5" (3.25m x 1.96m)
A range of fitted wardrobes and shelves giving access to:

Bedroom One

12' 6" x 9' 2" (3.81m x 2.79m)
Double glazed window to rear, radiator, smooth ceiling with inset spotlighting, part vaulted ceiling and door giving access to:

En-Suite

Double glazed window to side, walk in double shower cubicle with independent shower over and rainfall shower head, vinyl flooring, circle vanity wash hand basin with mixer tap and close couple wc, smooth ceiling with inset spotlighting, heated towel rail and extractor fan.

Bedroom Two

12' x 11' 9" plus door recess (3.66m x 3.58m plus door recess)
Double glazed window to rear, radiator, smooth ceiling and wardrobe to remain.

Bedroom Three

8' x 9' 7" (2.44m x 2.92m)
Double glazed window to rear, radiator, smooth ceiling and built-in shelving.

Bedroom Four

12' x 7' 2" max (3.66m x 2.18m max)
Double glazed window to front, giving field views, radiator, smooth ceiling.

Bathroom

Two double glazed windows to front , shower bath with independent shower over and shower screen, close couple WC, vanity wash hand basin with over sink and mixer tap, smooth ceiling with inset spotlighting, extractor fan, wood effect vinyl flooring, part tiled walls, radiator and bespoke cabinets and units.

Outside

To the front of the property there is a spacious drive providing off-road parking for several vehicles in turn leading to the garage. There is dual access to the rear garden which commences with a well designed resin patio, outdoor lighting, power and tap, a greenhouse is to remain in the well manicured gardens, which are laid to lawn with mature trees and shrubs. The garden also gives access to:

Office/Gym

13' 7" max x 9' 10" (4.14m max x 3.00m)
Accessed via security entrance door, double glazed window to rear , insulated wood effect flooring and door giving access to the garage.

Garage

15' 8" x 9' 6" (4.78m x 2.90m)
Automatic roller door and power and lighting.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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