



The Copse, Martlesham Woodbridge IP12 4UR

welcome to

The Copse, Martlesham Woodbridge

Situated in the sought after village of Martlesham, this beautifully presented four bedroom detached family home offers spacious accommodation, and benefits from an attractive landscaped rear garden with garden room, and off road parking.



Entrance Hall

With laminate flooring, radiator, under stairs storage cupboard.

Cloakroom

With suite comprising low level WC and wash hand basin, radiator, extractor fan and laminate tile style flooring.

Lounge

13' 4" Max. x 20' 3" Max. (4.06m Max. x 6.17m Max.)
Dual aspect with windows to front and side, radiator in square bay.

Kitchen / Diner

20' 2" x 10' 7" (6.15m x 3.23m)
A dual aspect room with windows to front and side and patio doors to the side. Fitted with a range of modern base, and wall mounted units with lighting under, stainless steel sink and drainer with mixer tap, island style storage unit with induction hob unit and extractor hood over, integrated dishwasher, built-in fridge/freezer, built-in mid height oven, tiled splashback, tile effect flooring.

Utility Room

4' 7" x 7' 1" (1.40m x 2.16m)
Door to side, radiator, space for white goods, laminate tile effect flooring, wall mounted combination boiler.

First Floor Landing

Spacious landing, with airing cupboard, loft access via ladder.

Master Bedroom

11' 7" x 8' 10" (3.53m x 2.69m)
Built-in wardrobe with sliding doors, window to side with radiator under, access to...

En-Suite

With a suite comprising walk-in shower with fully tiled surround, low level WC, wash hand basin, obscure glazed window to side with deep sill, shaver point.

Bedroom Two

10' 4" x 10' 8" (3.15m x 3.25m)
Window to rear with radiator under.

Bedroom Three

9' 7" x 10' 3" (2.92m x 3.12m)
Window to front with radiator under.

Bedroom Four

9' 7" x 10' 3" (2.92m x 3.12m)
Window to front with radiator under, built-in book shelf.

Bathroom

Walk-in shower (fully tiled) bath with tiled surround and shower attachment, low level WC, wash hand basin, shaver point, heated towel rail, inset ceiling spotlights, extractor fan, window to front.

Outside

To the front of the property there is a driveway providing off road parking. The rear garden has an outside tap and two electric sockets. There is an oak tree (protected). The garden is attractively landscaped, and includes porcelain tiled seating areas, small lawned area, planted area and raised flowerbed surrounds.

Garden Room

9' x 9' 6" (2.74m x 2.90m)
With bi-fold doors. The space is currently used as a garden room, and is fully insulated, with power connected.



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welcome to

The Copse, Martlesham Woodbridge

- Beautifully Presented Four Bedroom Detached House
- Highly Sought After Location
- En-Suite to Master Bedroom
- Three Further Good Size Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: B

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108640 - 0004

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