



Creek Bungalow Sandy Lane, Woodbridge IP12 4DW

welcome to

Creek Bungalow Sandy Lane, Woodbridge

Located on the corner of Dukes Park, this three bedroom bungalow offers ample living accommodation, and benefits from proximity to Martlesham Creek, with un-interrupted views, in a position that fully takes advantage of the big Suffolk skies that the Suffolk Coast is famous for.



Outside Front

The property is approached via a driveway, providing parking for numerous vehicles, leading up to the garage, to the side of the property.

Entrance Porch

With uprated, secure and double-glazed door to the front and windows to the sides, parquet flooring.

Inner Hall

Two shelved storage cupboards and shelved airing cupboard, parquet flooring, archway, radiator, loft hatch. Access to the...

Kitchen

11' 5" Max. x 11' 6" Max. (3.48m Max. x 3.51m Max.)

A light and airy room with window to the front with views across fields to Martlesham Creek, one and a quarter sink and drainer, window to the entrance hall, range of wall and base mounted units with tiled splashback over, a gas cooker, space and plumbing for white goods.

Lounge

26' 9" Max. x 14' 9" Max. (8.15m Max. x 4.50m Max.)

A good size room, with windows on three sides again taking advantage of the maritime skies. Wood flooring, radiators, fireplace with cozy multi fuel wood burning stove, two internal doors to the entrance hall.

Bedroom Three / Study

11' 7" x 11' 5" (3.53m x 3.48m)

Window to the rear with radiator under, doors to the inner hall and garden room. This room could be used as either a third bedroom or as a home office/study.

Garden Room

9' 11" x 15' 11" (3.02m x 4.85m)

Sliding patio doors to the front giving access to a light and sunny courtyard garden area which could be used for outside dining. Two radiators, exposed brick walls.

Inner Hall

With double shelved storage cupboard, access to the master bedroom and bathroom.

Master Bedroom

12' 3" x 9' (3.73m x 2.74m)

Window to the rear with radiator under, fitted up and over wardrobes, exposed brick and painted walls.

Bathroom

Velux window overhead, partially tiled walls, bath with shower and screen, inset ceiling spotlights, low level WC, heated towel rail, pedestal wash hand basin with mixer tap, extractor fan.

Bedroom Two

8' 11" x 11' 10" (2.72m x 3.61m)

Accessed off the garden room. Window to the front with radiator under, built-in wardrobe and dressing table, exposed brick and painted walls.

Rear Garden

Steps from the courtyard style seating area lead up to a terraced garden with views across to Martlesham Creek. It is bordered by hedging and planted with a selection of mature shrubs and fruit trees.



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Creek Bungalow Sandy Lane, Woodbridge

- Spacious Bungalow
- Close to Martlesham Creek
- Ample Living Accommodation
- Solar Panels
- Garage and Driveway Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG109077 - 0004

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