



**Angela Close, Martlesham Woodbridge IP12 4TG**



**welcome to**

**Angela Close, Martlesham Woodbridge**

Conveniently located for the local store/Post office and public house, this newly renovated three bedroom detached bungalow offers spacious accommodation together with garage and parking.





### Front

The property is approached via a block paved driveway, providing parking for two vehicles, giving access to the garage and property. To the front of the bungalow there is a small garden area enclosed by a hedge border.

### Entrance Porch

Obscure glazed window and door to the front, tiled floor, door to the...

### Entrance Hall

Radiator, doors to the cloakroom and lounge/diner.

### Cloakroom

Obscure glazed window to the rear, heated towel rail, low level WC, wash hand basin with tiled splashback over and unit under.

### Lounge / Diner

22' 2" Max. x 18' 10" Max. ( 6.76m Max. x 5.74m Max. )  
Floor to ceiling window and further window to the front, 2 radiators, access to the...

### Kitchen

9' 11" x 8' 9" ( 3.02m x 2.67m )  
Fitted with a new Wren kitchen comprising of a range of wall and base mounted units worktop with upstand over, built-in mid height oven, gas hob with extractor over and microwave. Built-in dishwasher, inset ceiling spotlights, radiator. Obscure glazed door to the side, window to the side, sink with flexi mixer tap. Airing cupboard housing the hot water tank and wall mounted boiler, storage cupboard.

### Inner Hall

Loft hatch with ladder to boarded loft, with light. Access to...

### Master Bedroom

12' 10" x 9' 1" ( 3.91m x 2.77m )  
Window to the rear with radiator under, fitted wardrobe with sliding doors.

### Bedroom Two

12' 10" x 8' 10" ( 3.91m x 2.69m )  
Window to the rear with radiator under.

### Bedroom Three

8' 11" Max. x 9' 8" Max. ( 2.72m Max. x 2.95m Max. )  
Fitted wardrobe, door to the patio seating area and garden, window to the side, radiator.

### Bathroom

Obscure glazed window to the side, bath with tiled surround, low level WC with concealed cistern, wash hand basin with mixer tap, tiled splashback over and unit under, heated towel rail, shower cubicle, with tiled surround, rain and hand held attachments.

### Rear Garden

Mainly laid to lawn, with mature planted borders. Side access gate and door to the...

### Garage

With power and light, electric roller door to the front, plumbing and space for washer/dryer.



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## **Angela Close, Martlesham Woodbridge**

- Newly Renovated Detached Bungalow
- Three Bedrooms
- Good Condition Throughout
- Quiet, Private Location
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBG109354 - 0002

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