



Fynn House

£ 900,000 Freehold Guide Price

Main Road | Martlesham | Woodbridge | IP12 4SF





Fynn House

Set in an exclusive development of three individually designed homes, Fynn House is the largest of the three and is a substantial four double bedroom home, offering an abundance of space with extensive gardens to front and back of circa a third of an acre, with a large double garage and plenty of parking. Fitted with Solar panels that produce an approximate income of £2000 per annum and CAT 5 Cabling.

Built around 2010, this stunning home sits in an elevated position, set back from the road and shielded by mature trees and shrubbery.

Accessed through large electronic wrought iron gates, at the end of a shared private drive, Fynn House sits just off Main Road, providing easy access to the A12 and is a short drive from the bustling town of Woodbridge.





Reception Hall

Entering from a covered open porch, you are greeted by a spacious hallway, beautifully light-filled owing to the many glazed double doors leading off to several other rooms. Engineered oak flooring further enhances the beautiful décor and flow throughout most of the ground floor. There is an under-stairs cupboard providing good storage.



Snug/Office

The box bay window provides a lovely view of the front garden with privacy from the road owing to the splendid trees and shrubbery that sit between the plot and the main road. A set of glazed double doors lead into the impressive Living room.





Living Room

Filled with light, this charming family living room is an impressive size with a red brick Inglenook fireplace, oak beam and multi fuel burner. There are glazed patio doors leading onto an extensive paved patio area. Another set of glazed double doors lead back into the hallway.

Dining Room

A set of glazed double doors leads to the dining room and further glazed double doors leading onto the large patio. The perfect place to dine and enjoy views of the beautiful garden.







Kitchen Breakfast Room

At the heart of this family home sits an impressive 21 ft kitchen breakfast room, with windows looking across a luscious front lawn and a window to side aspect. A good amount of base and eye level units provide ample storage space with quality Neff integrated appliances to include dishwasher and fridge freezer. There is a sink and large Range Master oven with extractor hood and water softener.

A central island provides a further preparation area and there are solid granite work surfaces throughout the kitchen and utility room.



Utility Room

Further base and eye level units providing further storage. There is also space and plumbing for a washing machine and tumble dryer. Sink with window overlooking the rear garden.

Ground Floor WC

A door from the Utility room leads to a WC with wash hand basin and WC. There is a window facing the rear aspect of the property.



Principal Bedroom

A large principal bedroom sits to the rear of the property with a full wall of built in wardrobes. There is a Juliet balcony to enjoy the spectacular view of the garden.

En Suite Bathroom

Large walk in shower, with twin basins and cabinets, WC and lovely tiled inset bath.





Bedroom 2

Again, to the rear of the property benefitting from further views of the garden, this is another good sized double bedroom with en-suite.

En Suite Bathroom

Walk in shower with glass door, WC, sink with cabinets and large heated towel rail.





Bedroom 3

A double bedroom, used as an office by the current vendor, that sits to the front of the property with a window overlooking the front garden with plenty of privacy owing to the mature trees and shrubbery.

Bedroom 4

A large double bedroom with two windows to further enjoy views of the garden.

A light-filled gallery landing leads off to four double bedrooms and a main bathroom with a window overlooking the well manicured front garden.





Family Bathroom

A fully tiled very large family bathroom with walk-in shower, wall mounted basin and toilet, inset tiled double ended bath and large heated towel rail and window overlooking the rear garden.

This really is the perfect bathroom for a family.





Rear Garden

The impressive rear garden has an extensive patio and wonderful landscaped gardens with plenty of raised borders and various paved pathways.

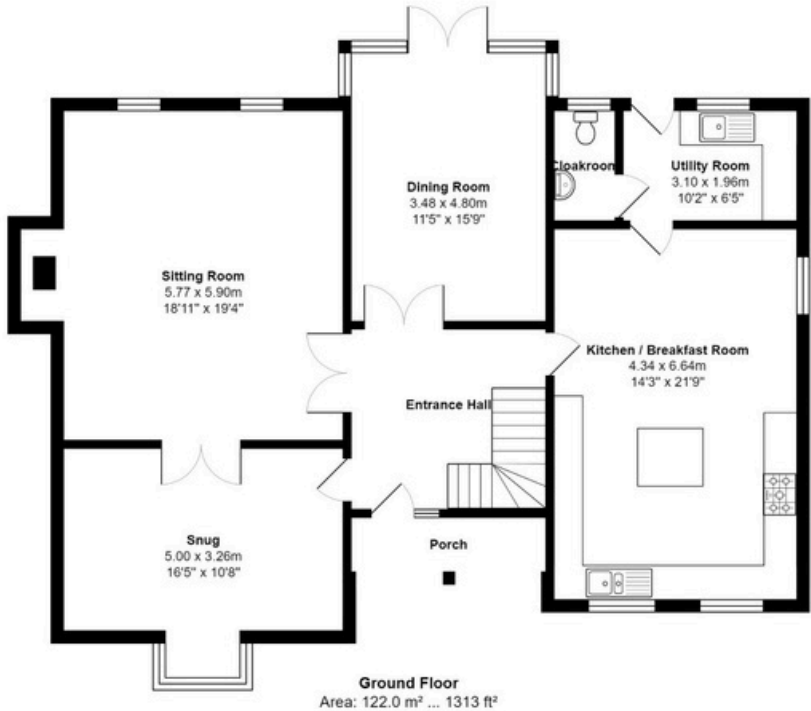
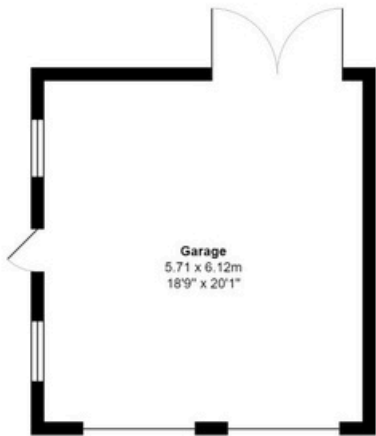
There is a large detached double garage with twin electric roller doors and double doors to the rear. Please note that the Vendor advises that the garage has space above for conversion in to a studio subject to planning.

The large driveway leading up to the garage provides plenty of parking for several cars.

EV Charging points.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 270.1 m² ... 2907 ft²
 All measurements are approximate and for display purposes only

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We are advised by the vendors that mains electricity, water and drainage are connected. The property benefits from gas-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk - Band F - £ 3037.55 - 2024/25

What Three Words

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Viewing strictly by appointment with

Fine & Country Woodbridge - 01394 446007

Out of hours -

Mark Halls MRICS FNAEA CREA -

Managing Director - 07770 814 748

About The Area

Martlesham village is about 2 miles southwest of Woodbridge and approximately 5 miles northeast of Ipswich. The village benefits from a Parish Church, Post Office/shop, Fish and Chip shop, Primary School (Beacon Hill for 5-11year olds) and two Public Houses that serve food and drink (The Black Tiles and Martlesham Red Lion). There is a large supermarket, a pet shop, Next, Marks and Spencers, a McDonalds and a number of other stores nearby, there are also leisure facilities and a number of other businesses including BT's Research and Development Centre nearby at Adastral Park .Martlesham Leisure and Fitness Club offers a Saturday Kids Club and other activities during the school holidays.

Nearby Kesgrave High School now has its own Sixth Form centre and is also within easy reach.

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



Fine & Country Woodbridge
28 Church Street, Woodbridge, Suffolk IP12 1DH
01394 446 007 | woodbridge@fineandcountry.com

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