



**Brecklands Main Road, Martlesham Woodbridge IP12 4SW**

**welcome to**

**Brecklands Main Road, Martlesham Woodbridge**

Located within the popular village of Martlesham is this spacious three/four bedroom detached bungalow which benefits from a private mature rear garden, with Garage and driveway parking to the front.



### **Entrance Porch**

Windows to front and side, doors leading to the...

### **Entrance Hall**

Doors leading to...

### **Lounge / Diner**

25' 5" x 17' 5" ( 7.75m x 5.31m )

Double glazed sliding patio doors to the rear, three double glazed windows to the side, radiator, feature fireplace, door leading through to the...

### **Kitchen**

19' 6" x 10' ( 5.94m x 3.05m )

Double glazed window to rear, double glazed window to the side. Fitted with a range of wall and base units with worktop over and splashback, built-in oven, hob with extractor fan over, drainer sink with mixer tap, tiled floor, space for further white goods, door leading to garden, door leading through to the...

### **Utility Room**

9' 11" x 7' 7" ( 3.02m x 2.31m )

Double glazed window to side, fitted with wall and base units, drainer sink, space for white goods, water softener, wall mounted boiler, tiled floor.

### **Study / Bedroom Four**

13' 3" x 10' 2" ( 4.04m x 3.10m )

Double glazed window to the front, radiator and wood effect floor.

### **Bathroom**

Three obscure double glazed windows, panelled bath, vanity wash hand basin, low level WC, tiled floor.

### **First Floor Landing**

Double glazed dormer window to front, Doors leading to...

### **Bedroom One**

12' 4" x 12' ( 3.76m x 3.66m )

Double glazed window to the rear. Sliding mirror fronted wardrobe, radiator, eaves storage.

### **Bedroom Two**

13' 5" x 13' 2" ( 4.09m x 4.01m )

Double glazed dormer windows to the front and double glazed window to side, sliding mirror fronted wardrobe, eaves storage.

### **Bedroom Three**

11' x 10' 8" ( 3.35m x 3.25m )

Double glazed window to the side, vanity wash hand basin unit, eaves storage.

### **Bathroom**

Velux window, low level WC, vanity wash hand basin unit, single shower unit, heated towel rail, tiled floor.

### **Outside Garden**

Commencing with a patio, the remainder of the garden is laid to lawn, with mature shrub and flower borders, shed to remain, rear gate leading to Angela Close. To the front of the property there is resin driveway providing off road parking.

### **Garage**

With power and light connected, mounted EV charger



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## Brecklands Main Road, Martlesham Woodbridge

- Spacious Detached Bungalow
- Popular Village Location
- Three/Four Bedrooms
- Lounge/Diner
- Kitchen & Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £575,000



Please note the marker reflects the  
postcode not the actual property

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william h brown



**01394 380280**



Woodbridge@williambrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**williambrown.co.uk**