





Angela Close, Martlesham, Woodbridge, IP12 4TG

william h brown

welcome to

Angela Close, Martlesham, Woodbridge

Detached bungalow with no onward chain in a prime location, just walking distance to schools & amenities! Boasting an open plan kitchen/dining/snug, separate living room, two double bedrooms, moder shower room, garage, driveway & secluded, enclosed gardens. Call to book now!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Spacious entrance porch with carpeted flooring, radiator, double glazed floor-to-ceiling frosted window to front and fitted mat.

Cloakroom

Double glazed frosted window to front, fitted with a low level WC and vanity sink, radiator and carpeted flooring.

Kitchen/Diner/Snug

This breathtaking open-plan room, spanning the entire width of the bungalow, is perfect for entertaining guests. The space is brightened by three double-glazed windows at the front, allowing natural light to flood in, and features a door leading to the side garden. The snug area is highlighted by an exposed brick wall which is accompanied by a fitted contemporary electric fireplace. For added comfort, the room is equipped with two radiators, dimmer lights, and carpet flooring that extends seamlessly through both the dining and snug areas.

The kitchen area is both functional and stylish, with eye and base level units paired with elegant stone-effect work surfaces and a convenient breakfast bar. It includes an electric oven with an electric hob, extractor hood, and integrated dishwasher, with additional space for a washing machine and fridge freezer. A partially cladded wall adds sophistication, while the airing cupboard houses a new boiler. The kitchen's modern aesthetic is completed by tile-effect flooring, making it a delightful space for both cooking and socialising.

Living Room

The living area features a sliding door to the garden, ensuring a seamless indoor-outdoor connection. An open arch leads through to the kitchen/diner/snug and the room is kept cosy with a radiator and carpeted flooring.









Landing
Carpet flooring, access to loft, double storage cupboard and coat cupboard.

Master Bedroom
Double glazed window to rear, radiator and carpeted flooring.

Bedroom Two
Double glazed window to rear, radiator and carpeted flooring.

Shower Room
Fitted with a three-piece suite comprising a triple shower with glass enclosure, waterfall shower head, and shower attachment, pedestal wash hand basin and low level WC. This room also benefits from underfloor heating, tiled flooring and partially tiled walls, spotlights, heated towel rail and extractor fan.

External
Garage
The garage boasts a convenient electric up-and-over door that is easily operated with a fob. Inside, you'll find a door that leads directly to the garden. The garage also offers power, lighting, and additional storage space in the rafters.

Front Garden
Well-maintained frontage featuring a resin pathway that gracefully leads to the front door. The large resin driveway extends to the garage, offering ample parking space. Additionally, a side access gate opens to the rear garden, which includes a grassy area adorned with mature, well-shaped hedging and shrubbery.

Rear Garden
Spacious wrap-around resin seating area adjacent to the living room, with a side gate providing access to the front garden. A generous grass area is complemented by a resin pathway that winds through to the rear of the garden. Curved borders outline areas for mature hedging, shrubbery, and flower beds. Additionally, there is an outside tap and a concrete pad at the rear, ready for a greenhouse if desired. The garden is fully enclosed with borders and includes a summerhouse, offering a completely private and secluded retreat, free from overlooking.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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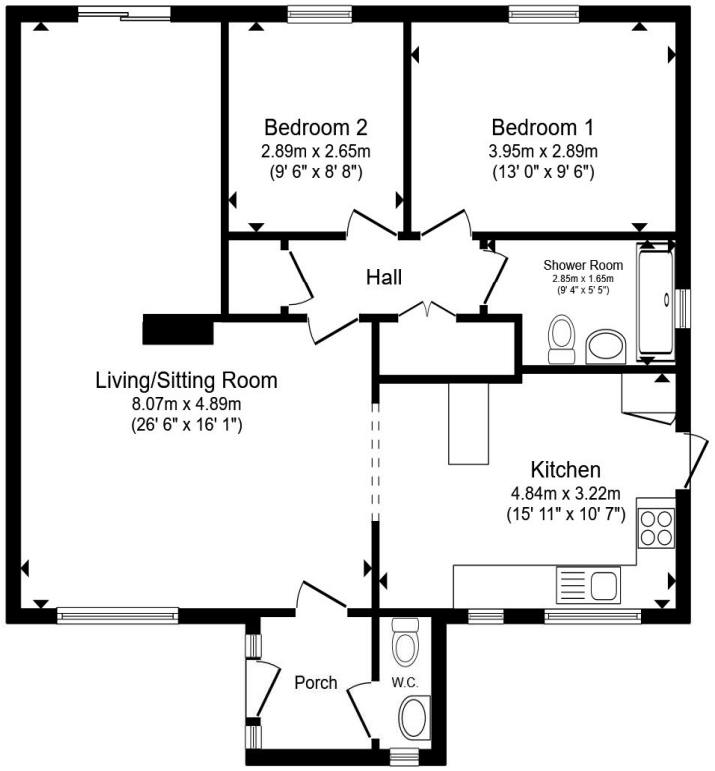
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Non-Overlooked & Secluded Generous Rear Garden
- Open Plan Kitchen/Diner/Snug Occupying Entire Width Of The Bungalow

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

guide price

£325,000



Total floor area 84.7 m² (912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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