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The Sandlings

Martlesham, Woodbridge, IP12 4UE

Asking price £375,000



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Front Garden

Pathway leading to the entrance door, the remainder is laid to artificial lawn and decorative stone, an exposed porch and outdoor lighting. There's also a block paved drive providing off-road parking for several vehicles with carport, access to the garage and gated side access to the rear garden.

Entrance Hallway

Entry via a double glazed entrance door, LVT wood effect Herringbone style flooring, stairs rising to the first floor, part panel walls, coat cupboard and door giving access to lounge.

Lounge / Kitchen / Diner

26'6 x 13'6 (8.08m x 4.11m)

Lounge - UPVC double glazed window to front, radiator, LVT wood effect Herringbone style flooring, entertainment /media wall, smooth ceiling with inset spotlighting, door giving access to W.C. and access to the kitchen dining area.

Kitchen / Diner - Recently fitted Howden's kitchen. Built-in AEG double ovens, built-in AEG microwave, built in full size fridge, built in full size freezer, built-in washing machine, 1 1/2 bowl sink inset into a quartz worksurface with a gold hot mixer tap, built-in AEG induction hob, cupboard housing wall mounted Ideal Logic boiler, smooth ceiling with inset spotlighting and feature pendant lighting over the island unit/breakfast bar. UPVC double glazed doors giving access to the rear garden with two UPVC double glaze windows to the side, built-in wine fridge and LVT wood effect Herringbone style flooring.

W.C.

Enclosed dual-flush W.C., vanity wash hand basin with a

mixer tap and tile splash-back, heated towel rail, smooth ceiling with inset spotlighting and LVT wood effect Herringbone style flooring.

First Floor Landing

Feature panel walls, stairs rising to the second floor, carpeted flooring, airing cupboard with Ideal thermostore water tank and doors giving access to bedrooms two, three and the family bathroom.

Bedroom Two

12'3 x 8'5 (3.73m x 2.57m)

UPVC double glazed window to rear, radiator, smooth ceiling, fitted wardrobes and carpeted flooring.

Bedroom Three

11'9 x 8'8 (3.58m x 2.64m)

UPVC double glazed window to front, radiator, smooth ceiling, feature panel wall and carpeted flooring.

Family Bathroom

9' x 6'3 (2.74m x 1.91m)

Four piece family bathroom suite, UPVC double window to rear, low-level W.C., shaped and panel bath with mixer tap and shower attachment over, double shower cubicle with independent shower over, tiled flooring, floating vanity wash hand basin with a mixer tap, tiled walls, vanity mirror, shaver point, smooth ceiling with inset spotlighting and extractor fan and heated towel rail.

Second Floor Landing

Smooth ceiling, part panel walls, carpeted flooring and access to bedroom one.

Bedroom One

13' x 11'7 (3.96m x 3.53m)

UPVC double window to front, radiator, smooth ceiling with loft access, grey carpeted flooring, feature panel

walling, range of fitted wardrobes and a storage cupboard.

Dressing Area

7'2 x 5'9 (2.18m x 1.75m)

Key light double glaze skylight window to rear, radiator, grey carpeted flooring, feature lighting and access to bedroom and en-suite.

En-Suite

8' x 6'2 (2.44m x 1.88m)

UPVC double Velux skylight window to rear, floating vanity wash hand basin, low-level W.C., double shower cubicle with independent shower over, smooth ceiling with inset spotlighting and extractor fan, grey tiled flooring, part-tiled walls and heated towel rail.

Rear Garden

Commences with a sandstone pave patio area, artificial lawn and a raised area behind the garage. There is also a decorative stone area and a gazebo, gated side access and an outside tap.

Garage

Manual up and over door with power and lighting and a personal door giving access to the rear garden.

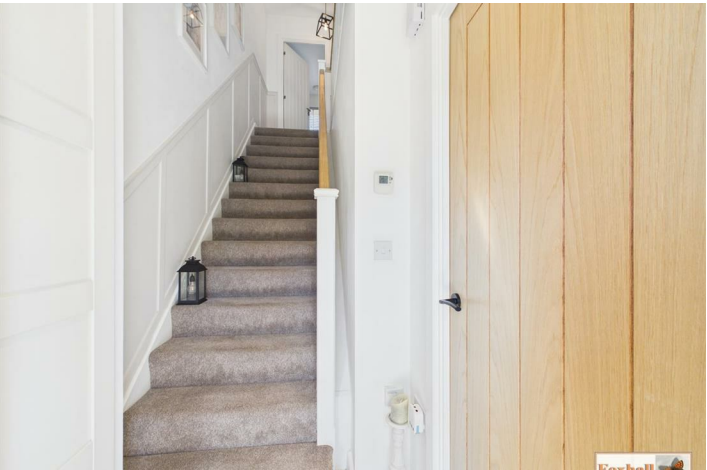
Agents Notes

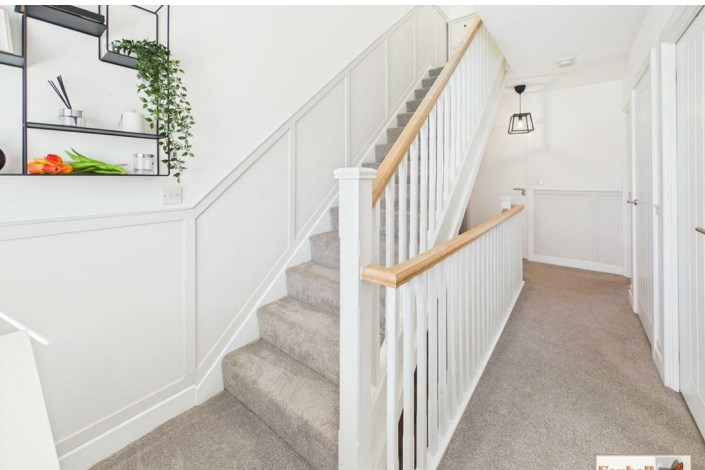
Tenure - Freehold

Council tax band - C

Serviced charge is £150 per annum and covers maintenance to the development.









Road Map



Hybrid Map



Terrain Map



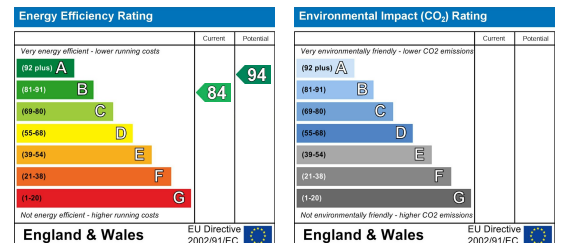
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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