



Springfield Lodge School Lane, Martlesham Woodbridge IP12 4RR



welcome to

Springfield Lodge School Lane, Martlesham Woodbridge

Originally valued at £1.25m, this property has been priced to sell, having taken into consideration it would benefit from a lick of paint and a garden revamp, although none of it is essential.



Oak Framed Entrance Porch

With door to...

Entrance Hall

With solid oak rustic ledge and braced doors leading to all rooms.

Cloakroom

With low level WC and wash hand basin with storage unit under, radiator.

Dining Room

23' 1" x 12' 3" (7.04m x 3.73m)

With double doors giving access to the side garden, feature bespoke iron/oak floating staircase to the first floor and doors to both the sitting room and kitchen/breakfast room. Underfloor heating.

Lounge

23' 2" x 13' 7" (7.06m x 4.14m)

A dual aspect room with windows to both sides, feature brick fireplace with oak bressummer over, incorporating an inset Defra compliant multi fuel wood burning stove set on a granite plinth. Underfloor heating

Kitchen / Breakfast Room

23' x 13' 5" (7.01m x 4.09m)

A vaulted ceiling gives this room a light and a spacious feel. An extensive range of oak base and wall mounted framed units, together with peninsula. Black mirror chip quartz work surfaces with one and a half bowl Franke sink, integrated Zanussi dishwasher, Zanussi fridge and separate freezer, space for an American style fridge freezer. Ample space for 6-seat dining table. An exposed brick chimney, with oak beam over, houses a smeg 7 gas burner, double electric oven and separate grill with canopy over. Underfloor heating.

A patio door to the garden, facing steps to the oak framed garden room.

Internal doors lead to dining room and hallway.

Utility Room

Fitted with oak matching units and quartz work surface. Ample storage, concealed water softener, space for a washing machine and tumble dryer, radiator.

Bedroom One

16' x 11' 11" (4.88m x 3.63m)

Space for fitted wardrobes. Door to...

En-Suite

Fitted with a suite comprising shower cubicle, pedestal wash hand basin and low level WC. Radiator.

Bedroom Two

14' 7" x 11' 11" (4.45m x 3.63m)

Space for fitted wardrobes, radiator.

Bedroom Three

11' 10" x 7' 9" (3.61m x 2.36m)

Radiator.

Main Bathroom

Fitted with a suite comprising pine panelled doubled ended bath, pedestal wash hand basin and low level WC. Inset ceiling spotlights, radiator.

Bedroom Four / Annexe

19' 5" x 15' 3" (5.92m x 4.65m)

Substantial room with walk-in wardrobe and en-suite wet room with pedestal wash hand basin and low level WC, radiator.

A door leads into the entertainment area.

At the end of the hallway a door leads through to the leisure complex.

First Floor

Master Bedroom Suite

Accessed via stairs from the dining room.

Private Landing

Velux window, radiator. Doors to...

Master Bedroom (Five)

23' 1" x 13' 8" (7.04m x 4.17m)

Window to side and Velux window. Radiators.

Master Bathroom

Fitted with a suite comprising roll-top bath, shower cubicle, low level WC and two single wash hand basins with storage unit under, bidet, tiled walls, Velux window, inset ceiling spotlights, radiators.

Entertainment Area

Access from: Internal door at the end of the hallway & internal door from bedroom four, steps from the courtyard.

Oak Framed Garden Room

16' 7" x 27' 9" (5.05m x 8.46m)

Vaulted tiled/insulated roof, exposed 6" oak beams & blue tint double gazing. Underfloor heating and Defra compliant multi-fuel wood burner stove set on granite plinth.

Doors lead to:

Leisure Space

Two private individual changing rooms, a WC and a separate walk-in shower, radiators.

Home Office

17' x 15' 1" (5.18m x 4.60m)

Double Garage

.Accessed via courtyard or garage main/side access door.

To the front a double garage with recent electric roller door. Inside is insulated/plasterboarded and a number of electrical sockets and a radiator.

A side door gives access to the courtyard.

Through double fire doors is the self contained office including a kitchenette and WC. The pump room for the pool adds latent heat to compliment the central heating radiator.

Outside

To the front a block paved driveway provides ample off-road parking and access to the double garage and block paved courtyard which leads up to the office and entertainment area.

The side and rear gardens are split level, and are mainly laid to lawn, with an insulated wooden outbuilding (mains, sewer & water connected). The lower patio area incorporates raised planters, block paving and a further covered area with gated access to road. The overall plot is approx. 1/3 of an acre.



view this property online williamhbrown.co.uk/Property/WBG109011



welcome to

Springfield Lodge School Lane, Martlesham Woodbridge

- Substantial, Fully Renovated, Five Bedroom Family Home
- Gas Central Heating Complimented by Solar Panels for Hot Water & Power
- Farmhouse Style Kitchen with Vaulted Ceiling
- Double Garage with Electric Door, Driveway & Courtyard
- Self-Contained Home Office

Tenure: Freehold EPC Rating: A
Council Tax Band: G

£1,100,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBG109011](https://www.williamhbrown.co.uk/Property/WBG109011)



Property Ref:
WBG109011 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk