



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



view this property online williamhbrown.co.uk/Property/WBG109364



welcome to

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

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online [williambrown.co.uk/Property/WBG109364](https://www.williambrown.co.uk/Property/WBG109364)



Property Ref:
WBG109364 - 0006

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@williambrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williambrown.co.uk