



Chandos Court, Martlesham, Woodbridge IP12 4SU

welcome to

Chandos Court, Martlesham, Woodbridge

A two bedroom semi-detached bungalow offering a contemporary kitchen, modern shower room, beautifully landscaped front and rear gardens, and ample off road parking.

Entrance Porch

Double glazed windows to front and side aspects. Tiled flooring, PVC entrance door and door leading to:-

Entrance Hall

Oak effect flooring with underfloor heating.

Lounge

Double glazed windows to front and side aspects with fitted blinds. Oak effect flooring with underfloor heating. Wall hung lights, central brick fireplace with surround with inset woodburner.

Dining Room

Double glazed window to front aspect with fitted blinds. Sliding doors leading to garden. Oak effect flooring with underfloor heating. Open arch leading to:-

Kitchen

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of stone effect work surface. Grey sink and drainer unit with chrome mixer tap. Integrate double oven with hob and hood over. Integrated fridge/freezer, Space for appliances. Large corner pantry cupboard with additional shelving. Ample storage. Tiling to splashbacks. Oak effect flooring with underfloor heating. Open arch leading to dining room.

Bedroom One

Double glazed window to front aspect with fitted blind. Oak effect flooring with underfloor heating. Ample space for an array of wardrobes.

Bedroom Two

Double glazed window to rear aspect. Oak effect

flooring with underfloor heating. Access to fully boarded loft.

Shower Room

Double glazed opaque window to rear aspect. This contemporary shower room has been renovated to a high standard benefitting from a double shower with glass enclosure with a panelled wood effect splashback, wireless waterfall shower and shower attachment. Low level WC, vanity sink. Tile effect flooring with underfloor heating. Heated towel rail, spot lights, extractor fan, part tiled walls. Storage cupboard.

Front Garden

A beautiful frontage of a generous size. A large block paved driveway provides off road parking. side access gate leads through to the rear garden. A curved pathway leads to the front door with additional stone borders and flower beds. Pond. Outside lighting. Fencing to the side. Large flower bed previously used as a vegetable patch.

Rear Garden

The beautifully landscaped unoverlooked rear garden commences with a large curved seating area going to the front and rear of the garden. Stone borders with flower beds. Grassed area. Side access gate. Outside tap and power point. Greenhouse and large workshop.

Agent's Note

The vendor has advised that the solar panels at the property are fully paid for.

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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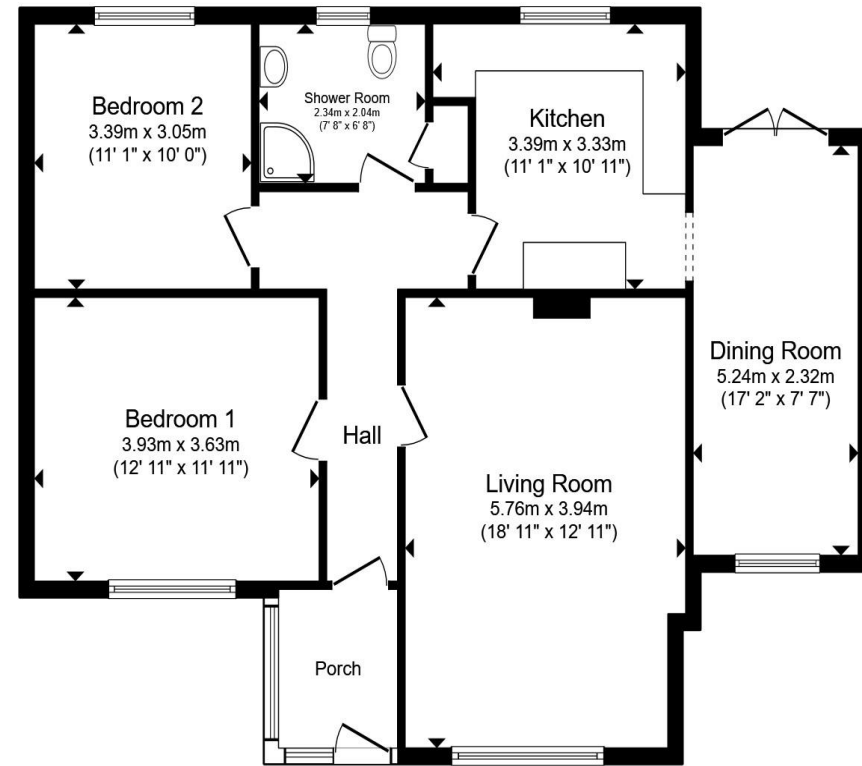
- Two bedroom bungalow
- Solar panels
- New central heating system and underfloor heating installed in 2022
- New windows and doors installed in 2022
- Situated in a quiet close

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£375,000



Total floor area 89.5 m² (963 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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Property Ref:
WBG109580 - 0004

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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