



Main Road, Martlesham
Woodbridge

Guide Price **£575,000**



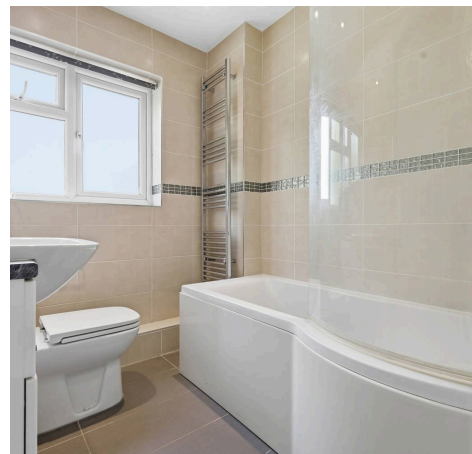
Main Road

Martlesham, Woodbridge

Occupying a generous plot within the highly desirable village of Martlesham, Three Gables is an attractive detached family home offering spacious and versatile accommodation extending to over two floors.

The property is approached via a substantial driveway providing ample off-road parking and access to the garage. An inviting entrance hall gives access to the principal reception rooms and immediately highlights the quality and presentation found throughout the home.

The sitting room is a comfortable and welcoming space centred around an attractive fireplace with inset wood-burning stove, creating an ideal focal point for family living. To the rear of the property, the accommodation opens into a spectacular vaulted garden room/orangery. Flooded with natural light from extensive glazing and a glazed roof lantern, this impressive room provides exceptional space for dining, entertaining and everyday family life whilst enjoying attractive views over the rear garden.



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The kitchen/breakfast room is fitted with an extensive range of contemporary units complemented by granite work surfaces and integrated appliances, together with ample space for informal dining. A dedicated study offers an excellent work-from-home environment. A cloakroom completes the ground floor accommodation.

The first floor comprises four well-proportioned bedrooms. The principal bedroom benefits from fitted storage and an en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom fitted with both bath and separate shower enclosure.

Externally, the rear garden is predominantly laid to lawn with established planting, mature boundaries and patio seating areas, creating a private setting for outdoor entertaining and family enjoyment. The frontage provides generous off-road parking alongside access to the garage.

Combining excellent family accommodation with a superb village location and a truly outstanding garden room extension, Three Gables represents a rare opportunity to acquire a substantial detached home within easy reach of Woodbridge, Ipswich and the Suffolk coast.

Martlesham is one of Suffolk's most sought-after villages, offering excellent access to Woodbridge, Ipswich and the A12. The village benefits from highly regarded schools, everyday amenities, Martlesham Retail Park and nearby countryside walks, whilst the historic market town of Woodbridge and the River Deben are just a short drive away.

Council Tax band: E

Tenure: Freehold





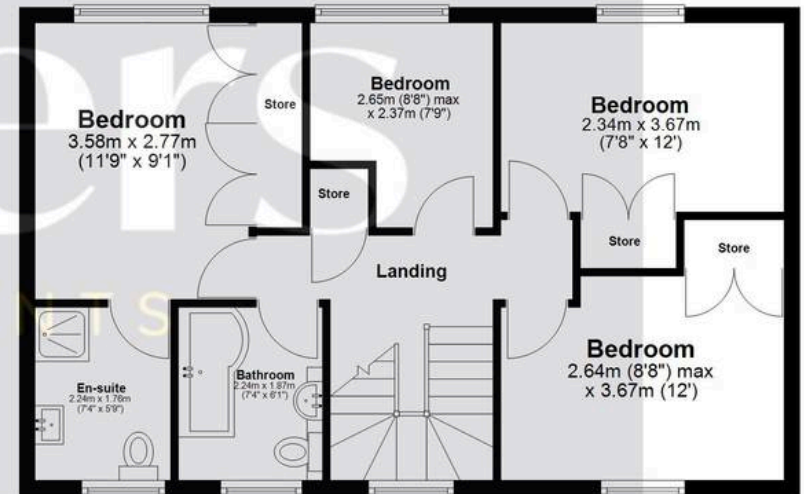
Ground Floor

Approx. 92.2 sq. metres (991.9 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



Total area: approx. 149.6 sq. metres (1610.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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