



**6 The Street, Martlesham**  
Woodbridge

Guide Price **£375,000**

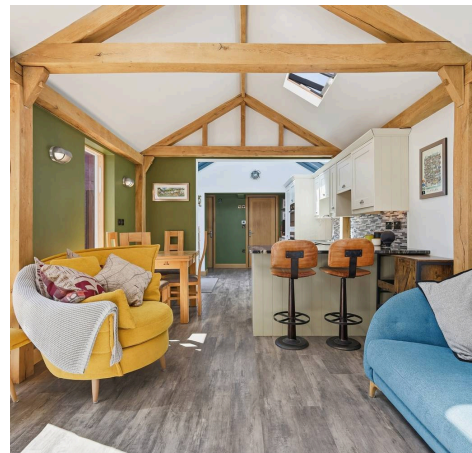
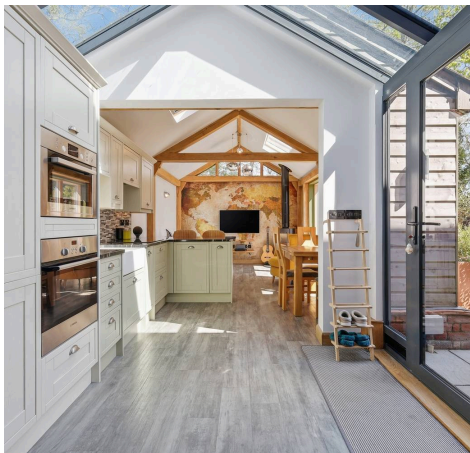


## 6 The Street

Martlesham, Woodbridge

Positioned within the heart of Martlesham, this thoughtfully extended semi-detached home offers a beautifully balanced blend of character and contemporary living, with a striking open-plan extension forming the focal point of the property. Set back from the road with off-road parking, the home enjoys a private and well-designed rear garden, ideal for both entertaining and everyday living.

The accommodation flows from a central hallway into a well-appointed kitchen/dining space at the front of the property, fitted with shaker-style cabinetry, solid work surfaces and integrated appliances, creating a practical yet sociable environment. This space opens seamlessly into the rear sitting room, where the property truly comes into its own. A vaulted ceiling with exposed timber beams, roof glazing and full-height doors draws in an abundance of natural light, while a freestanding wood-burning stove provides a natural focal point and warmth during cooler months. The overall design creates a contemporary yet inviting living space with a strong connection to the garden beyond.



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Also to the ground floor is a further reception room, currently utilised by the owners as a bedroom, offering excellent flexibility depending on individual requirements. A modern bathroom and separate utility room complete the ground floor accommodation, enhancing the practicality of the layout.

Upstairs, the first floor provides two bedrooms, alongside a third smaller room which could serve as a study, nursery or occasional bedroom. A well-appointed shower room completes the first-floor accommodation.

Externally, the rear garden has been landscaped with ease of maintenance in mind, featuring paved terraces, raised planters and a decked seating area, creating a series of defined outdoor spaces ideal for relaxing or entertaining. A useful outbuilding/store is also in place. The agent understands the property enjoys a pleasant outlook to the rear across neighbouring greenery and open land.

Overall, this is a well-considered home combining character features with modern design, offering versatile accommodation in a popular and well-connected Suffolk location.

Located in a sought-after area, being well-connected with excellent transport links, providing easy access to local shops, schools, and the stunning Suffolk coastline.

Council Tax band: B

Tenure: Freehold





## Ground Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



## First Floor

Approx. 28.3 sq. metres (304.7 sq. feet)



Total area: approx. 79.2 sq. metres (852.2 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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