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Sandlings, 7 Pinewood
Woodbridge, Suffolk IP12 4DS



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A spacious and well presented family house with good parking, a south facing garden and far reaching views towards Martlesham Creek in a popular location.

Sandlings, 7 Pinewood is a well presented modern property offering about 2,053 sq ft of accommodation with a pleasing layout ideal for family living and entertaining.

- Reception hall
- Sitting room and conservatory
- Study/snug/5th bedroom
- Kitchen/dining room
- Utility, laundry and cloakroom
- 4 double bedrooms
- Ensuite shower and dressing room
- Family bathroom
- Double garage and courtyard parking for 3-4 cars
- South facing garden



A welcoming reception hall with parquet flooring gives access to all the ground floor accommodation including a spacious living room with a contemporary gas fire. This room flows into the conservatory and has a lovely outlook over the sunny garden and alfresco dining terrace. The L-shaped kitchen/dining room has comprehensive units as well as a pantry and utility area; beyond is a laundry and cloakroom. There is also a study which could provide a snug or ground floor bedroom.



The integral double garage is also accessed via the hallway and has glazed double doors onto the garden – we understand the footings of the garage are deep enough for the property to be extended upwards if required.



On the first floor there is a spacious central landing, an impressive master bedroom suite with a dressing room and contemporary ensuite shower room. There are three further double bedrooms, all with fitted wardrobes, as well as a family bathroom.

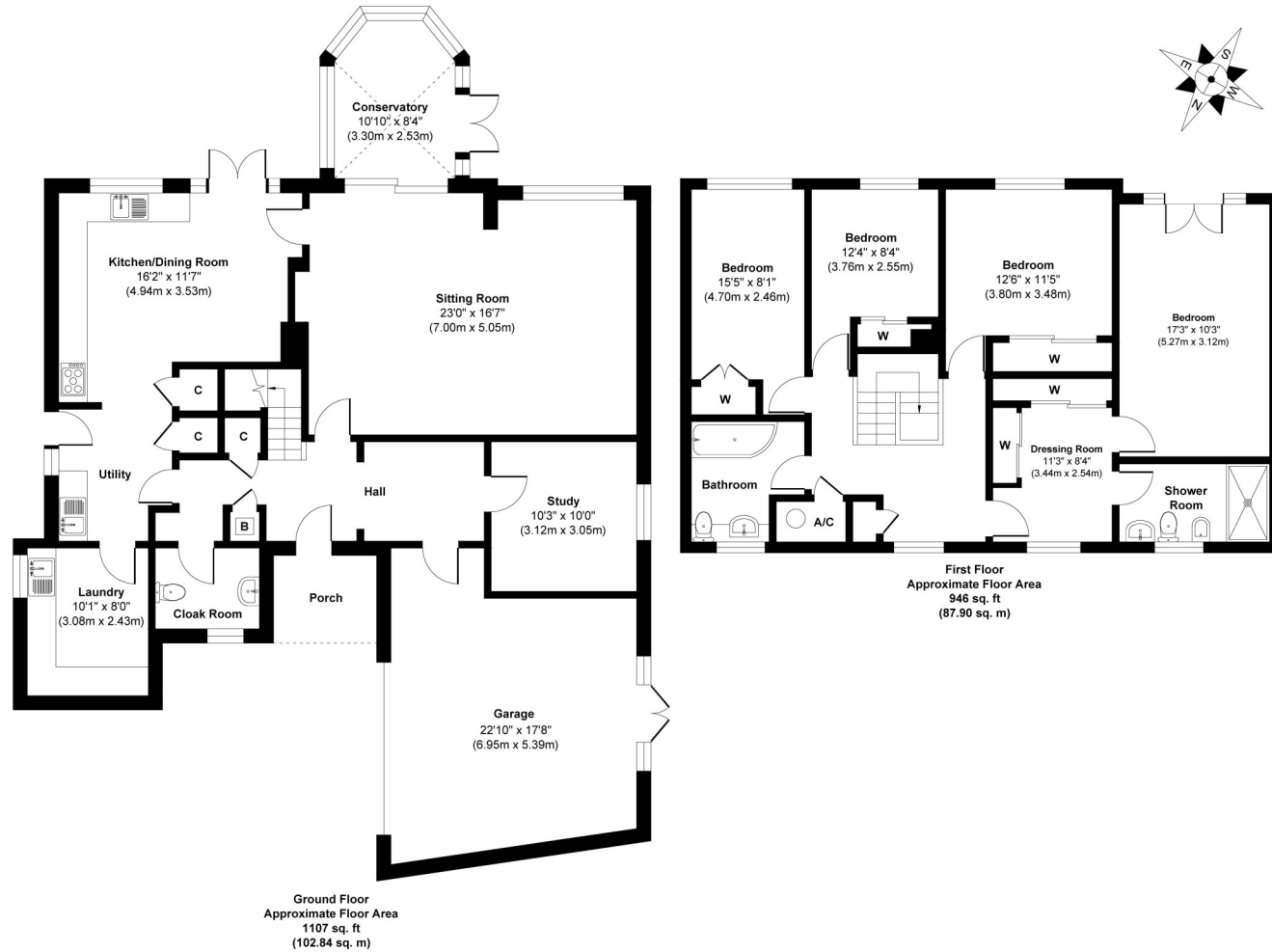


There are wonderful views to the rear towards Martlesham Creek and the Deben and this outlook can be particularly appreciated from the glazed Juliette balcony in the master bedroom. Sandlings is naturally light throughout and has just been redecorated throughout. The property also offers immediate vacant possession and viewings are highly recommended.





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Approx. Gross Internal Floor Area 2053 sq. ft / 190.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Consumer Protection Regulations 2008

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Outside

A gravelled driveway leads to a parking courtyard providing giving access to the double garage. There is access to either side of the house to the lovely sunny garden to the rear which offers surprisingly good privacy owing to its elevated setting. The garden has been cleverly landscaped for ease of maintenance whilst providing plenty of colour and different areas of interest. There is a large slate-tiled alfresco dining terrace bordered by sun-loving shrubs and trees, as well as lavender and roses. A further gravelled area incorporates a shallow pond with a rock fountain feature. To the western elevation is a lawned area and the glazed doors from the garage open onto this area.

Important Information

Council Tax Band - F

Services - We understand that mains electricity, gas, water and drainage are connected to the property. Electric heating.

Tenure - Freehold

EPC - D

Our Ref - CE

Location

Pinewood is a popular address on edge of Woodbridge with good access onto the riverside walks. Sandlings probably occupies the best setting within this small cul-de-sac enjoying an elevated, private and south facing corner plot. Woodbridge offers a good selection of shops, boutiques, galleries, restaurants, hotels and pubs. There are schools for children of all ages, a cinema/theatre, doctors' surgeries, sports centre and a railway station with regular services to Ipswich connecting onto the mainline for London Liverpool Street.

The town enjoys the natural focal point of the River Deben providing wonderful sailing and riverside walks. The proximity of the Suffolk coast is a further attraction including the nearby seaside towns of Aldeburgh, Southwold and Thorpeness.

Directions

From London or Ipswich follow the A12 in a northerly direction. On reaching the first roundabout that is signed to Woodbridge, take the second exit. Drive straight on at the next mini roundabout. Follow the road downhill and then turn right (just after a garage on your right) into Sandy Lane. Follow this lane for a short distance and then turn right into Briarwood Road on your right. Pinewood is a little way along on the left hand side and Sandlings, 7 Pinewood will be found in the far left hand corner.





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