



Buckingham Close | Martlesham | Woodbridge | IP12 4SX

Price £400,000 Freehold

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estate agents



# Buckingham Close, Martlesham, Woodbridge, IP12 4SX

We are pleased to be offering for sale this three bedroom detached bungalow located in the village of Martlesham with easy access to the local retail park, post office, school and bus route. The property sits in a good size plot with potential to extend (subject to the necessary consents). The bungalow comprises entry hall, sitting room, three bedrooms although one of the bedrooms connects to the conservatory, bathroom with separate cloakroom, good size kitchen, double glazed throughout, gas centrally heated, detached garage and workshop, ample off road parking and established gardens to front rear and side. The bungalow is being sold with NO ONWARD CHAIN.



## COVERED PORCH

### ENTRANCE HALL

16' x 4.10' (4.88m x 1.22m) Double glazed door into entry hall, hard wood flooring, radiator, built in cupboard with shelving, doors off too:

### SITTING ROOM

16' 11" x 12' max (5.16m x 3.66m) Wood panelled wall, feature fireplace with coal effect gas fire, double glazed window to front aspect, radiator.

### KITCHEN

12' 10" x 9' (3.91m x 2.74m) Eye level and base units, roll edge work tops, gas hob with extractor, wall oven and grill, inset sink and drainer with swan neck mixer tap, plumbing for washing machine, integrated fridge and freezer, radiator, double glazed door to rear aspect, dual aspect double glazed windows to rear and side.



### BEDROOM

11' 11" x 10' max (3.63m x 3.05m) Carpeted flooring, double glazed dual aspect windows to front and side aspect, built in wardrobes plus vanity, radiator.





### BEDROOM

11' 11" x 7' (3.63m x 2.13m) Carpeted flooring, double glazed window to side aspect, radiator.

### BEDROOM

11' 11" x 8' 11" (3.63m x 2.72m) Carpeted flooring, double glazed window to side aspect, radiator, double doors into conservatory.

### CONSERVATORY

13' x 11' (3.96m x 3.35m) Tiled flooring, radiator, vaulted ceiling with fan, double doors to rear gardens.

### CLOAKROOM

Low level WC, vinyl flooring, double glazed window to rear aspect.

### BATHROOM

Hand basin, bath with shower over off the mains water, floor to ceiling tiled walls, vinyl floor covering, radiator, double glazed window to rear aspect.

### GARAGE

16' x 8' (4.88m x 2.44m) Double doors, vaulted ceiling for storage, opening into workshop.

### WORKSHOP

8' x 6' (2.44m x 1.83m) Side door, windows to side and rear aspect.

### OUTSIDE

Double gates with driveway leading to detached garage, ample off road parking on driveway, well established front garden laid to lawn, flower and shrub borders, variety of hedging and bushes, access down both sides of the property leading to established side and rear gardens mainly laid to lawn, variety of trees bushes and hedging, lawn, vegetable garden, steps down to private side garden.

### COUNCIL

East Suffolk Council  
Council Tax band £1,879.00

### NEAREST SCHOOLS

Martlesham Primary Academy, Kesgrave High School.

### SERVICES

We understand all mains services are connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		



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125 Dale Hall Lane, Ipswich IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)