



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HOLFEN CLOSE, MARTLESHAM, IP12 4TX

TENURE : FREEHOLD

GUIDE PRICE £575,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Entrance Hall

The spacious entrance hall provides a warm entrance and is well designed accessing the living accommodation nearest the door with bedrooms at the opposite end. A large airing cupboard and further built in cupboard provide excellent storage.

Dining Room 5.21m x 3.68m (17' 1" x 12' 1")

The generously proportioned dining room has dual aspect windows to maximise the natural light coming in to the property. There's plenty of space for a large dining table and perhaps a desk to provide a study area. Leads to the kitchen.



Kitchen 3.91m x 2.39m (12' 10" x 7' 10")

The kitchen is well fitted and practical, again plenty of natural light. There's an extensive range of cabinets, built-in electric oven, gas hob and cooker hood, space for appliances including dishwasher, and a doorway leading to the...

Utility Area 1.18m x 2.39m (3' 10" x 7' 10")

With plumbing for washing machine, space for tumble dryer and the boiler servicing the central heating system and hot water with access to the side of the property near the garage.



Living Room 6.15m x 4.75m (20' 2" x 15' 7")

A spacious and wonderfully light living room with an enormous amount of flexibility for placing furniture, gas fire inset in to a brick fireplace, double sliding patio doors give access to the rear garden.

Bedroom One & En-Suite 4.60m x 3.56m (15' 1" x 11' 8")

(Measurements of Bedroom only) A generously-sized principle bedroom with window to front aspect and an En-suite shower room fitted with a contemporary suite comprising shower enclosure, wash basin and WC.

Bedroom Two 3.89m x 3.56m (12' 9" x 11' 8")

Another good double room with window to front aspect.

Bedroom Three 3.66m x 2.72m (12' x 8' 11")

Another double room with window to side aspect.

Family Bathroom

Fitted with a white three piece suite comprising WC, pedestal wash basin and paneled bath and a separate shower cubicle this family bathroom is spacious, light and well-appointed.

Outside

driveway provides ample off road parking and access to the single garage - with power and light connected The garden is predominantly to the side of the property with a westerly aspect. The beautifully maintained lawn is bordered by flower beds and patio area with summer house. Whether entertaining or just pottering the garden is pleasant and well sized for a modern bungalow.

THE PROPERTY & LOCATION

A spacious and superbly presented detached bungalow situated in a cul-de-sac within the popular village of Martlesham. The property offers generously proportioned accommodation comprising entrance hall, living room, dining room, kitchen, three bedrooms, en-suite shower room and family bathroom. There's gas central heating and double glazed windows, and garage with driveway.

Holfen Close is situated in the village of Martlesham, between Woodbridge & Kesgrave on the eastern fringe of Ipswich. The location offers convenient access to both towns and also to the huge array of shopping and leisure facilities that are available nearby; supermarkets, a gym, and cafes, to name a few. Kesgrave high school is just over a mile-and-a-half away, and the pretty Martlesham Creek is within a short walk.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon.



- **Detached Bungalow**
- **Living Room & Dining Room**
- **Double Glazed Windows**

- **Three Bedrooms**
- **Gas Central Heating**
- **Garage & Driveway**



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