



MAYTREES

Freehold Guide Price £ 1,100,000

5 Holfen Close | Martlesham | Suffolk | IP12 4TX

FINE & COUNTRY



A substantial five bedroomed, three bathroomed family home set within a quiet cul-de-sac in Martlesham. A surprisingly deceptive property that offers excellent space for a growing family.

Particularly attractive, is the large lower ground floor kitchen and family room with WC and Utility.

Well maintained and tastefully decorated, this home is perfect for a family requiring a good amount of space close to the thriving town of Woodbridge.

Entrance Hall

Entered from the ground floor, there is access to all five bedrooms and a large living room with loft access.

Study

A good-sized study with space for bookcases and shelves providing plenty of storage.
Perfect for anyone working from home.



Living Room

This splendid large, light-filled room owing to the double doors opens on to the balcony overlooking the side garden. The central focus is an Adams style fire surround with marble inset and hearth and coal effect gas fire.









Lower Ground Floor Kitchen and Family Room

This magnificent 33ft by 20ft room is situated on the lower ground floor. The large kitchen area has an impressive island with breakfast bar at both ends.

There is a built-in dishwasher, range cooker with extraction vent above, one and a half stainless steel sink, built-in fridge and freezer. The base cabinets and island have granite worktops. Tiled flooring throughout the lower ground floor. Two sets of hardwood French doors (fitted in 2023) lead out to the rear garden.

There is a vast amount of space for a large dining table that sits between the kitchen and living area.

The family area is furnished with large comfy sofas where the whole family can sit and relax. This is a perfect room for a large family to socialize and dine together.

Utility Room

Open access to the utility room with a range of wall and base units, newly fitted fridge freezer (2023) stainless steel sink and space and plumbing for a washing machine.

Cloakroom

The newly fitted cloakroom (2023) is handily placed and accessed from the living area and comprises of WC and wash hand basin.



The entrance level ground floor provides five bedrooms, three of which have access to an en-suite.

Main Bedroom

A good-sized bright bedroom with side aspect window and plenty of built-in wardrobes and matching bedside cabinets.

En-suite

Fully panelled corner shower unit, wash hand basin and built-in vanity unit with splashback and WC.

Bedroom Two

A bright double bedroom with front aspect window. Situated close to the main bathroom mainly used for bedrooms two and three.

Bedroom Three

A further double bedroom with front aspect window and close to the main bathroom.

Bedroom Four

This double bedroom has a window overlooking the rear garden and a Jack and Jill en-suite, shared with bedroom five.

Bedroom Five

This sweet double bedroom has a window overlooking the side garden and shared use of the Jack and Jill en-suite.

En-suite

With enclosed shower, WC and a wash-hand basin with vanity unit.

Main Bathroom

A great family-sized and newly fitted (2023) bathroom with a shower, wash hand basin and WC. Stylishly decorated with fully tiled walls.







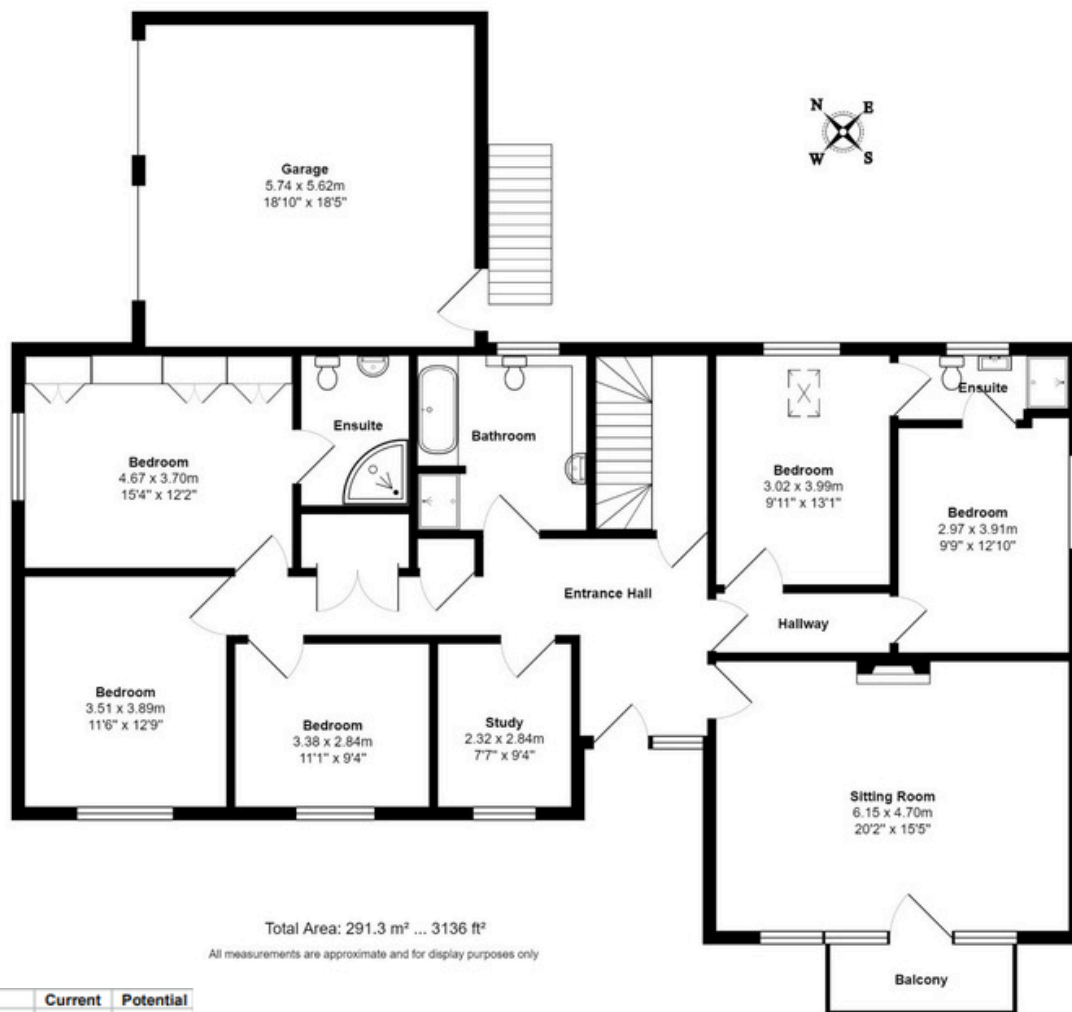


Outside

The front of the property is grassed with a paved pathway leading from the garages to the front entrance. There are mature trees and shrubbery.

There is a double garage with parking for cars in front and a store room underneath the garage, accessed from the rear garden.

The delightful rear garden has paved patio areas and decked areas with grass laid to lawn. Brick wall and fencing maintains a private space filled with many flowers, trees and shrubbery.



Total Area: 291.3 m² ... 3136 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Area: 187.0 m² ... 2012 ft²

Lower Ground Floor
Area: 76.3 m² ... 821 ft²

Suffolk County Properties Ltd trading as Fine & Country Woodbridge
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Services

We are advised by the Vendors that mains electricity, gas, water and drainage are connected. The property benefits from gas-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

East Suffolk G - £ 3504

What Three Words

///existence.pitch.gala

VIEWING ARRANGEMENTS

Strictly by appointment with the Vendor's sole Agent
Fine and Country Woodbridge - 01394 446 007

About The Area

Martlesham village is about 2 miles southwest of Woodbridge and approximately 5 miles northeast of Ipswich. The village benefits from a Parish Church, Post Office/shop, Fish and Chip shop, Primary School (Martlesham Primary for 5-11 year olds) and a lovely Public House that serves food and drink (The Martlesham Red Lion). There is a large supermarket, a pet shop, Next, Marks and Spencers and a number of other stores nearby, there are also leisure facilities and a number of other businesses including BT's Research and Development Centre nearby at Adastral Park. Martlesham Leisure and Fitness Club offers a Saturday Kids Club and other activities during the school holidays.

Nearby Kesgrave High School now has its own Sixth Form centre and is also within easy reach.

Rail Services

Woodbridge station is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



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