



**Crown Close, Martlesham Woodbridge IP12 4UH**

**welcome to**

**Crown Close, Martlesham Woodbridge**

With an great position in a cul-de-sac in Old Martlesham, this fantastic family home is well presented and offers great accommodation. Having four bedrooms, with an en-suite to the main bedroom, first floor family bathroom and a delightful plot with trees to rear. An internal viewing is recommended.



### **Entrance Hall**

Stairs to the first floor, doors to kitchen and living area, cloakroom and garage.

### **Cloakroom**

With a two piece suite comprising of a low level WC and wash hand basin,

### **Kitchen**

12' 4" x 6' 7" ( 3.76m x 2.01m )

The well presented kitchen features a range of wall and base units and drawers, an integrated appliances, window to front aspect.

### **Living Area**

20' 9" x 12' 9" ( 6.32m x 3.89m )

Perfect for a family, this wonderful space offers plenty of room for a living, with ideal space for a dining area also. Bi--fold doors to the rear offer pleasant views of the garden and a door to the conservatory.

### **Conservatory**

With garden views.

### **First Floor Landing**

With doors to all bedrooms and bathroom

### **Bedroom One**

12' 8" max narrowing to 9' 6" x 12' 5" ( 3.86m max narrowing to 2.90m x 3.78m )

Situated to the front of the house, with window to front aspect and door to the en-suite.

### **Ensuite Shower Room**

Fitted with a suite comprising of shower, low level WC and wash hand basin. Towel radiator

### **Bedroom Two**

13' 8" x 7' 8" ( 4.17m x 2.34m )

Window to front, built in cupboard

### **Bedroom Three**

11' 1" x 9' 8" ( 3.38m x 2.95m )

Window to rear

### **Bedroom Four**

11' x 7' 8" ( 3.35m x 2.34m )

Window to rear

### **Bathroom**

Fitted with a suite comprising of low level WC, panel enclosed bath, wash hand basin.

### **External Details**

To the front of the property there is parking and access to the garage.

The picturesque rear garden has an area of paving providing a seating area. The garden offers mature plants and shrubs There is the benefit of a shed and pedestrian gate from the front garden. From the rear garden there are views over the neighbouring woodland.



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## Crown Close, Martlesham Woodbridge

- Old Martlesham
- Four Bedrooms
- Off Road Parking & Garage
- Pleasant Garden
- Cloakroom & En-Suite

Tenure: Freehold EPC Rating: D

Council Tax Band: D

fixed price

**£420,000**



Please note the marker reflects the postcode not the actual property

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