



VALLEY VIEW
MARTLESHAM, NR WOODBRIDGE, SUFFOLK

JACKSON-STOPS 

VALLEY VIEW
MARTLESHAM, NR WOODBRIDGE, SUFFOLK IP12 4SF

TOTAL APPROX. FLOOR AREA 2,273 SQ FT / 211 SQ M

A handsome detached house in a convenient location near Woodbridge



DISTANCES

- Woodbridge – 2.5 miles
- Ipswich – 7.5 miles (London's Liverpool Street Station 70 mins approx)

FEATURES

- Offering light & well laid out accommodation extending to some 2,273 sq ft
- Reception hall, sitting room & dining room
- Open plan kitchen/living/dining room
- Utility room & cloakroom
- Study
- 4 first floor bedrooms
- 2 bathrooms (1 en suite)
- 2 garages (1 integral with conversion potential)
- Sheltered & secluded front & rear gardens

GUIDE PRICE £875,000

THE PROPERTY

Valley View, with its handsome facade, sits nicely within its mature and sheltered garden plot in a convenient and accessible location just 2½ miles to the west of Woodbridge, and within walking distance of two local pubs and a variety of shops and facilities at Martlesham Heath. Dating from 1938 it is understood that the house was designed and built by a local Woodbridge architect.

Within, the light and well laid out accommodation extends to some 2,273 sq ft and includes a sheltered front door opening into a wide central reception hall, with wooden flooring, set off which is an elegant sitting room with glazed door to the garden terrace, a well-proportioned dining room and a generous sized study with built-in units and bookshelves. The impressive double aspect open plan kitchen/dining/living room features a fitted kitchen with cooking range, kitchen table area and garden room with twin sets of French doors opening onto the aforementioned terrace. The ground floor is completed with a utility and cloak room as well as access to an integral garage, which offers the potential to be converted to another living room.

On the first floor there are a total of four bedrooms (three double and a single) and two bath/shower rooms, one of which is en suite.

The property benefits from a mains gas-fired central heating system and has a security system.

OUTSIDE

A sweeping circular shingled drive, with a wide central lawn, links to the front of the house and provides access to a further detached single garage, with a workshop area at the end. Pathways lead around the house to a sheltered and secluded rear garden, with a treed backdrop, well stocked shrub borders and a levelled lawn. A west facing garden terrace is ideal for alfresco dining and accessible from the kitchen and sitting room. There is a nicely tucked away area of kitchen garden with raised beds and a greenhouse, together with a service courtyard.



DIRECTIONS (IP12 4SF)

Satnav and What3words navigation systems will lead to the property's entrance off Martlesham Hill.

What3words: ///painter.ruffling.campers

PROPERTY INFORMATION

Services: Mains electricity and drainage are connected. Mains gas fired central heating. Private water supply.

Mobile: Ofcom reports a good signal by the main mobile providers.

Broadband: Ofcom reports ultrafast broadband is available at the property.

EPC: D

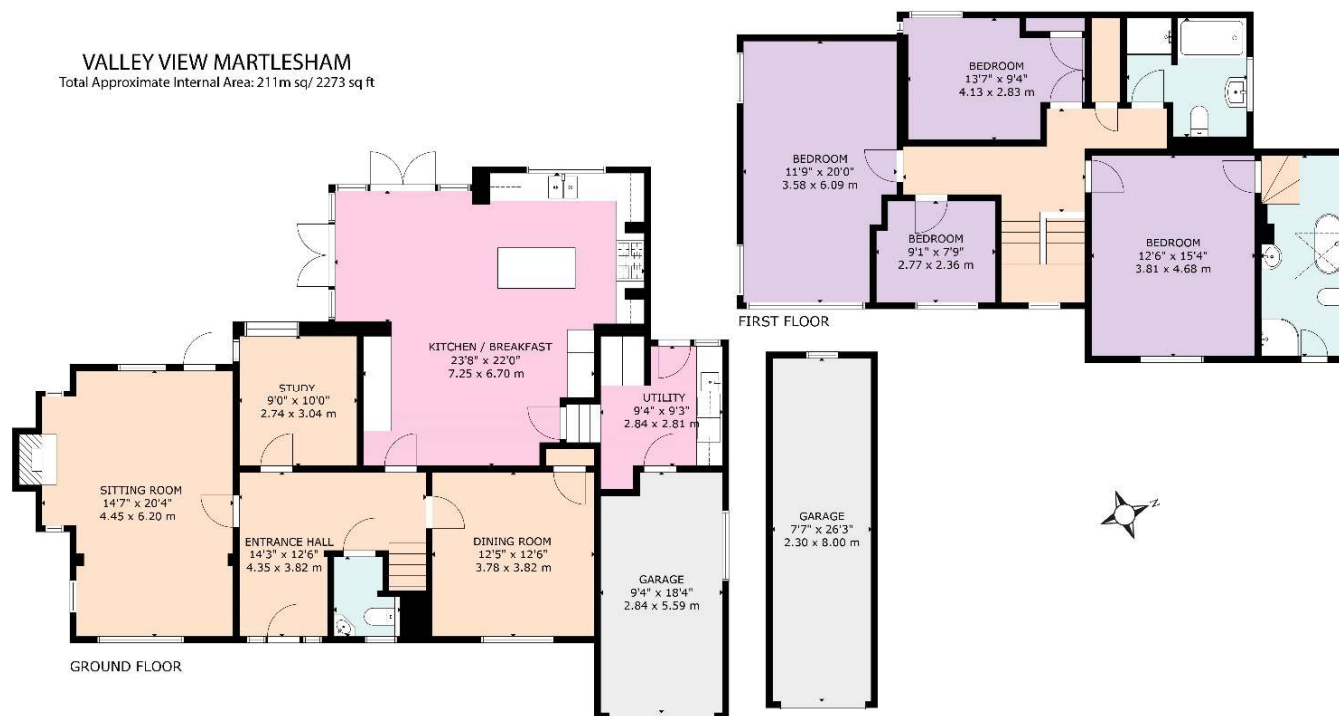
Council Tax: Band F. East Suffolk Council

Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: The fitted carpets and fitted kitchen appliances, including the Range, are included in the sale. Curtains and items regarded as fixtures are initially excluded, although certain items may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.

VALLEY VIEW MARTLESHAM
Total Approximate Internal Area: 211m sq/ 2273 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910