



Palmer & Partners



Martello Close, Bawdsey,
Woodbridge, Suffolk, IP12 3FE
Guide Price £450,000 to £460,000

Palmer & Partners

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- Immaculate Detached House
- Three Bedrooms
- 18ft Dual Aspect Living Room
- 18ft Dual Aspect Kitchen/Dining Room
- Integrated Kitchen Appliances
- Utility Room & Cloakroom
- Bathroom & En-Suite Shower Room
- Ample Off-Road Parking & Garage
- Cleverly Landscaped Rear Garden
- Air Source Heat Pump

Situated in an exclusive residential close of just thirteen properties in the sought-after village of Bawdsey, lies this handsome and very spacious three-bedroom detached family home which backs onto a wood Copse with a leafy outlook. The property is presented in immaculate condition and benefits from an extensive driveway providing off-road parking, a single garage, cleverly landscaped rear garden, air source heat pump, and double-glazing. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises entrance hall; ground floor cloakroom; 18ft dual aspect living room with French doors opening out to the garden; 18ft dual aspect kitchen / dining room with

integrated appliances; and a spacious utility room. On the first floor is the landing; three bedrooms, one of which has an en-suite shower room; and a large family bathroom.

The tranquil Suffolk coastal village of Bawdsey is set in an Area of Outstanding Natural Beauty on the Deben peninsular and was originally an estate village with many of the old cottages having been built by the Quilter family of Bawdsey Manor in the late nineteenth and early twentieth century as model cottages for their workers. The main street winds its way down to Bawdsey Quay with a small sandy beach revealed at low tide and with access across the mouth of the River Deben to the hamlet of Felixstowe Ferry via the foot ferry. The nearby



Bawdsey Manor was the location of the research and development of the first RADAR defence network and was also used as a filming location for the TV series Foyle's War. The village offers ample amenities including primary school, village hall, children's playground, and recreation ground with tennis court; the oldest building in the village is the parish church of St Mary's the Virgin which dates from the thirteenth century; and there is a private nature reserve, Bawdsey Hall Wildlife, which is home to meadowland, large ponds and mature woods, offering a variety of different habitats for wildlife.

Outside – Front: There is a substantial block-paved driveway providing ample off-road parking for several cars

with access to the single garage. The frontage is enclosed by post and rail railings and the UPVC double-glazed front door opens into the hallway.

Single Garage: Electric door, power and light connected, and pedestrian door to the garden.

Entrance Hall: Radiator, stairs to the first floor, and oak internal doors to:

Cloakroom: A stylish two-piece suite comprising low-level WC and hand wash basin, radiator, half-height tiled walls, extractor fan, and ceiling inset spotlights.

Living Room: 18'5" x 10'9" (5.61m x 3.28m) The generous reception room is dual aspect with double-glazed window to the front with bespoke shutters and double-glazed French doors with bespoke shutters opening out to the rear garden and has two radiators.



Kitchen / Dining Room: 18'4" x 10'7" (5.6m x 3.23m) The kitchen is fitted with an extensive range of modern eye and base level units with under counter lighting, square edge work surfaces, one and a half bowl sink and drainer, metro tile splashbacks, and water softener. Integrated appliances include a fridge, freezer, dishwasher, Bosch oven and ceramic induction hob with extractor hood over. There is a peninsular island incorporating a breakfast bar with drawers beneath and an integrated wine fridge, two radiators, ceiling inset spotlights, double-glazed window to the rear aspect, double-glazed window to the front aspect with bespoke shutters, and doorway through to:

Utility Room: 7'4" x 5'4" (2.24m x 1.63m) The utility is fitted with modern base level units and has a square edge work

surface incorporating a sink and drainer with metro tile splashbacks. There is an integrated Bosch washer dryer, radiator, extractor fan, ceiling inset spotlights, wall-mounted consumer unit, oak internal door to an understairs cupboard with light connected, and double-glazed door with bespoke shutters opening out to the rear garden.

First Floor Landing: A spacious landing with double-glazed window overlooking the rear garden, radiator, built-in cupboard housing the Ecodan Mitsubishi electric tank, and doors to the bedrooms and bathroom.

Bedroom One: 12'4" x 10'10" (3.76m x 3.3m) Double-glazed window overlooking the rear garden, radiator, built-in double wardrobe with oak doors, and oak internal door through to:



En-Suite Shower Room: 8'9" x 6'4" (2.67m x 1.93m) A stylish three-piece suite comprising shower enclosure with rainfall showerhead, low-level WC and vanity hand wash basin with storage beneath. The en-suite also has a heated towel rail, half-height tiled walls, extractor fan, ceiling inset spotlights, and double-glazed opaque window to the front aspect with bespoke shutters.

Bedroom Two: 10'10" x 9'10" (3.3m x 3m) Double-glazed window to the front aspect with bespoke shutters and a radiator.

Bedroom Three: 8'3" x 8' (2.51m x 2.44m) Double-glazed window overlooking the rear garden and a radiator.

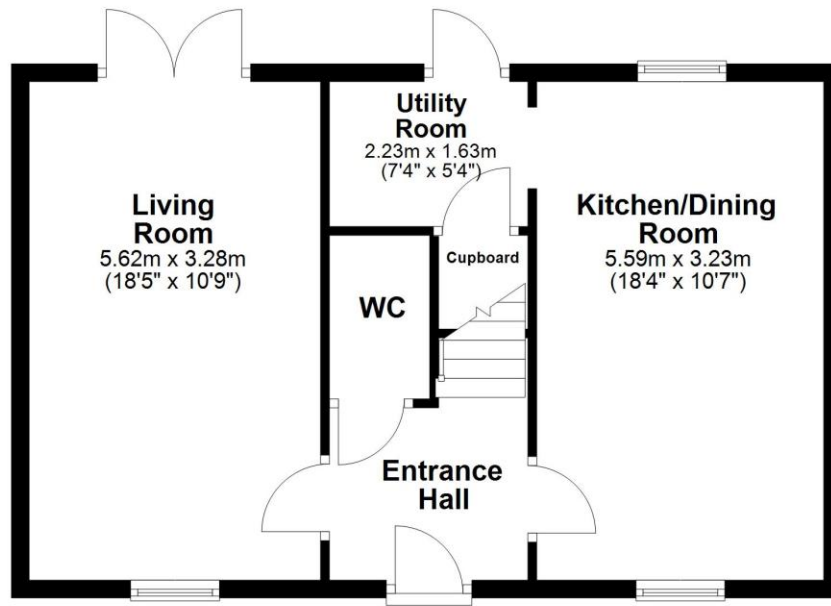
Family Bathroom: 9'4" x 6'4" (2.84m x 1.93m) A stylish three-piece suite comprising bath with shower and

shower screen, low-level WC and vanity hand wash basin with storage beneath. The bathroom also has a heated towel rail, half-height tiled walls, extractor fan, ceiling inset spotlights, and double-glazed opaque window to the front aspect.

Outside – Rear: The good size garden has been cleverly landscaped by the current owners and has an extensive Indian sandstone patio which is ideal for alfresco dining. The remainder of the garden is laid to lawn and well-stocked with an abundance of flowers and shrubs, there is outside courtesy lighting and power socket, shed which will remain, door to the garage, and is fully enclosed by panel fencing with dual gated side access leading back down to the front.

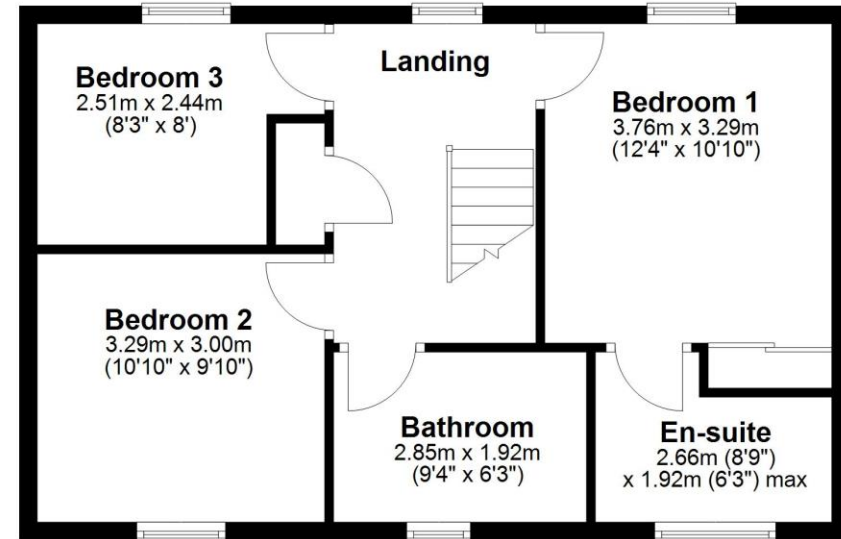
Ground Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



Total area: approx. 101.2 sq. metres (1089.5 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: D



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