



Briargate, 29 Sandy Lane, Woodbridge, Suffolk IP12 4DW

A beautifully presented home in an exceptional position with views out across Martlesham Creek.



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PROPERTIES



Briargate

29 Sandy Lane, Woodbridge, IP12 4DW

A beautifully presented home in an exceptional elevated position with views out across Martlesham Creek set in landscaped gardens extending to approximately 1.2 acres. The property is in immaculate condition having been completely refurbished to a superb standard, offering versatile accommodation and with the added benefit of a self contained annexe. The landscaped gardens have been designed with low maintenance in mind with a membrane protection under barked beds and an irrigation system.

Location

The property is in an exceptional elevated position with views over Martlesham Creek, yet within a short walk of the sought after market town of Woodbridge. The River Deben is close at hand with its riverside walks and offers superb sailing and rowing facilities on the tidal waters. It also offers a variety of amenities including boutique shops, cinema, swimming pool, library and a variety of restaurants. Woodbridge train station has links to Ipswich, which is on the mainline to London's Liverpool Street.

Reception Hall

20'5 x 8'8 (6.22m x 2.64m)

Picture window to front, built in linen cupboard.

Cloakroom

6'10 x 3'10 (2.08m x 1.17m)

Low level wc, granite top with wash hand basin, cloaks cupboard, airing cupboard with tank and water softener, chrome heated towel rail.

Open plan Kitchen

18'5 x 16'10 (5.61m x 5.13m)

Comprehensively fitted custom made shaker style kitchen with curved quartz work surfaces, sunken double sinks, cupboards under, integrated dishwasher, and pull out bin drawer, built in Neff electric hob and adjacent two ring gas hob and retractable extractor fan. Larder cupboard with Neff double oven, combination microwave and two warming drawers, Island unit and breakfast bar, with cupboards and wine cooler under. Feature wall unit with American style fridge freezer with water dispenser and display shelving. Door to outside and two radiators.

Open plan dining/living room

30'8 x 15'5 (9.35m x 4.70m)

Picture windows to rear with views out across the Creek, bifold patio doors looking out across the landscaped gardens, feature electric living flame fire, skirting board heaters and radiator.

Sitting Room/study

18'1 x 16'7 (5.51m x 5.05m)

Window to front, wall mounted electric living fire, custom made office furnishings to one wall and skirting board radiators. Door to Annexe accommodation.

Annexe

Kitchen/breakfast Room

15'8 x 11'2 average (4.78m x 3.40m average)

Window to rear, high gloss fitted units under a quartz work top, with built in sink unit and cupboard under, pull out bin drawer, plumbing for washing machine, adjacent work tops with built in four ring electric hob with oven under and extractor hood above, further work surfaces with cupboards and drawers under. Range of eye level units and built in microwave, built in cupboard and door to outside, radiator.

Shower Room

7'10 x 6'3 (2.39m x 1.91m)

Fully tiled shower room with shower cubicle, low level wc, vanity unit with sink and cupboard under, chrome heated towel rail.

Guest Suite

17'4 x 17'3 (5.28m x 5.26m)

Windows to rear and side with Velux windows to rear, oak floor, vaulted ceilings and two radiators.



Inner Hall

Covered radiator and built in cupboard.

Bedroom One

16'4 x 13'4 (4.98m x 4.06m)

Windows to front and side, built in double doored wardrobe and radiator.

Ensuite Bathroom

8'8 x 8 (2.64m x 2.44m)

Fully tiled bathroom with tiled panelled bath low level wc, granite work top with twin sinks with built in cupboard and drawers, under floor heating and chrome heated towel rail.

Bathroom

10'3 x 8'3 (3.12m x 2.51m)

Fully tiled bathroom with tiled panelled bath low level wc, shower cubicle, twin wash hand basins, under floor heating and chrome heated towel rail.

Bedroom Two

14'2 x 13 (4.32m x 3.96m) window to rear)

Window to rear, double doored wardrobe and radiator.

Bedroom Three

14'4 x 13 (4.37m x 3.96m)

Window to rear, double doored wardrobe and radiator.

Laundry Room

9'9 x 7'7 (2.97m x 2.31m)

Window to side, vanity unit with sink unit and cupboard under, plumbing for washing machine, fitted cupboard and radiator

Dressing Room

10'6 x 6'9 (3.20m x 2.06m)

Window to side, comprehensively fitted shelving, hanging rails and cupboards and radiator.

Outside and Gardens

The property is approached via a shared driveway leading to electric wrought iron gates on a resin driveway with parking for numerous cars and leading up to two custom built garages, Garage One 39'7 x 22'10 with bifold doors, air conditioning/heat and dehumidifier. Garage Two 29 x 14'5 with bifold doors, dehumidifier and the back wall fitted out with a Dura work station. The front garden has two lawn areas and attractive flower and ornamental shrub beds. Access is obtained from either side of the property to a fabulous rear garden.

The immediately rear of the property has been cleverly hard landscaped with various paved seating areas with attractive tiered flower and shrub beds. Beyond is the heated swimming pool 32 x 16 paved surround and beautifully bordered by established ornamental shrub beds which have been lined sprinkler system and shaped landscaped borders with a variety of specimen trees and shrubs providing a delightful setting and surroundings with outstanding views out over Martlesham Creek. Summer House 20'7 x 15, windows to front and side with French doors to terrace with superb views. two electric heaters. Tractor Store 28'10 x 9'12. Pool house and store, with air source heat pump. In all the gardens extend to 1.2 acres.

Agents Note

All main services are connected to the property.

Council Tax Band: Band G

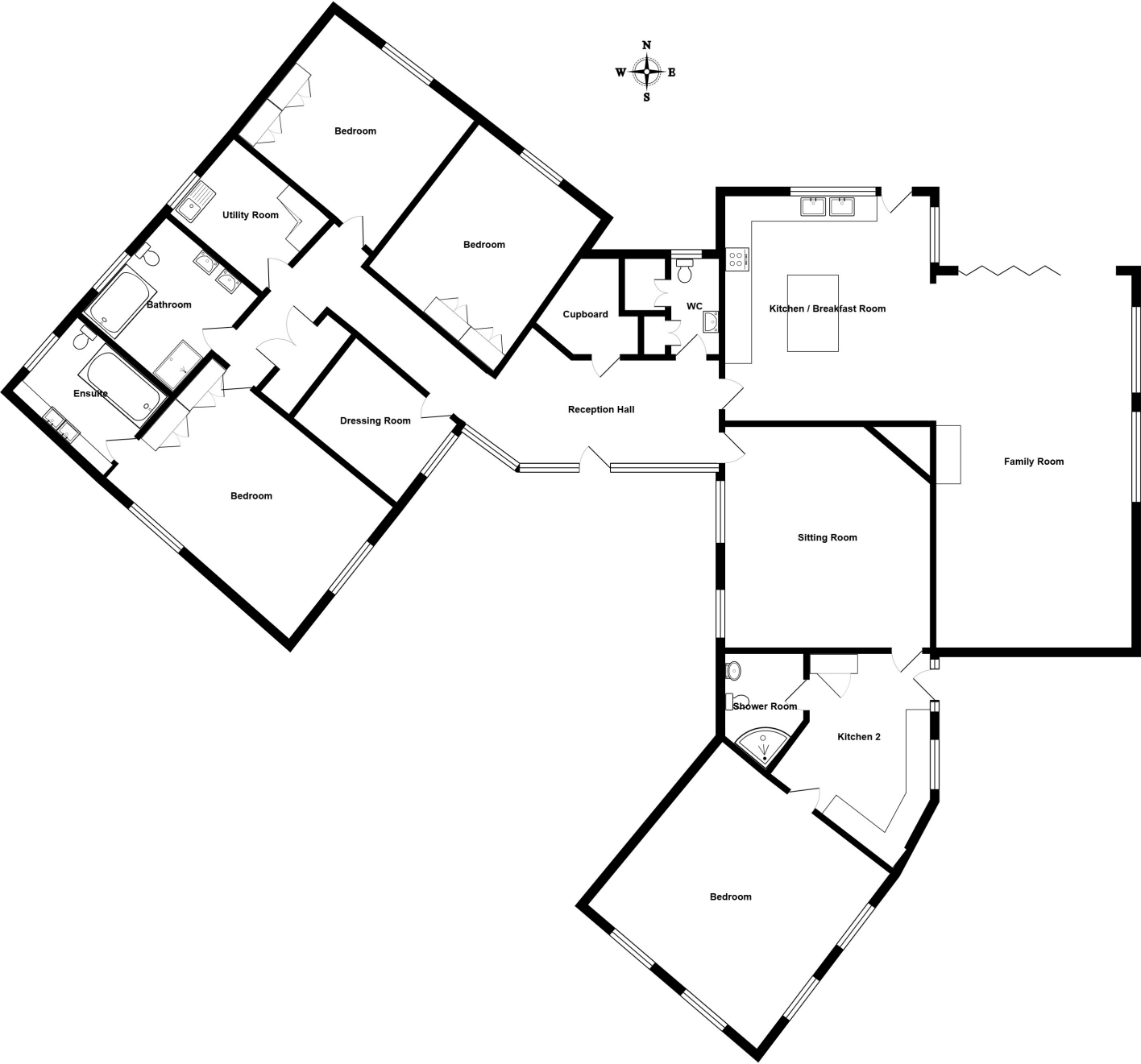
EPC: Band C

Council: East Suffolk

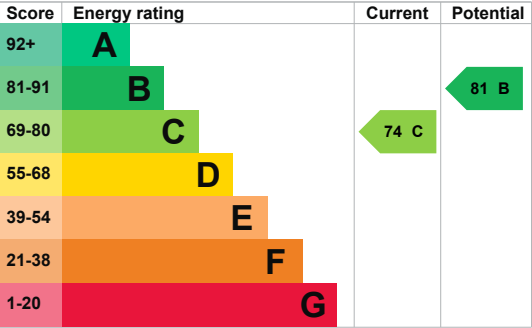
Tenure: Freehold



Floor Plan



Energy Efficiency Graph



Viewing
Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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