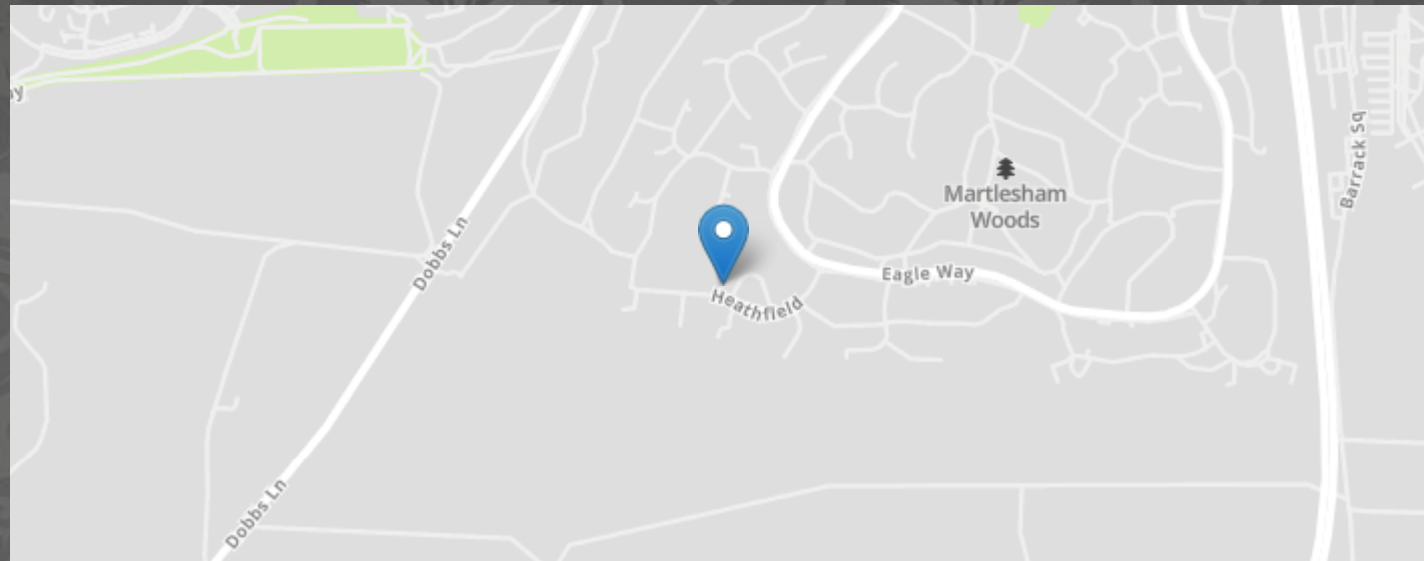


Heathfield, Martlesham Heath, Ipswich



- SIX BEDROOM FAMILY HOME
- BEDROOM TWO WITH DRESSING ROOM/HOME OFFICE
- KITCHEN AND SEPARATE DINING ROOM
- DOUBLE GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- BEDROOM ONE WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM
- SITTING ROOM AND SUN ROOM
- UTILITY/LAUNDRY ROOM
- SITTING ON A GENEROUS PLOT
- EASY ACCESS TO A12/A14

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Heathfield, Martlesham Heath, Ipswich

Substantial SIX BEDROOM FAMILY HOME sitting on a GENEROUS PLOT with DOUBLE GARAGE and off road PARKING. Accommodation comprises entrance hall, downstairs cloakroom, sitting room, dining room, kitchen and UTILITY/LAUNDRY ROOM, with five bedrooms on the first floor, with bedroom one having a DRESSING ROOM and EN-SUITE room, and bedroom two is located on the second floor with a DRESSING ROOM/HOME OFFICE. An internal viewing is advised to appreciate the accommodation on offer.

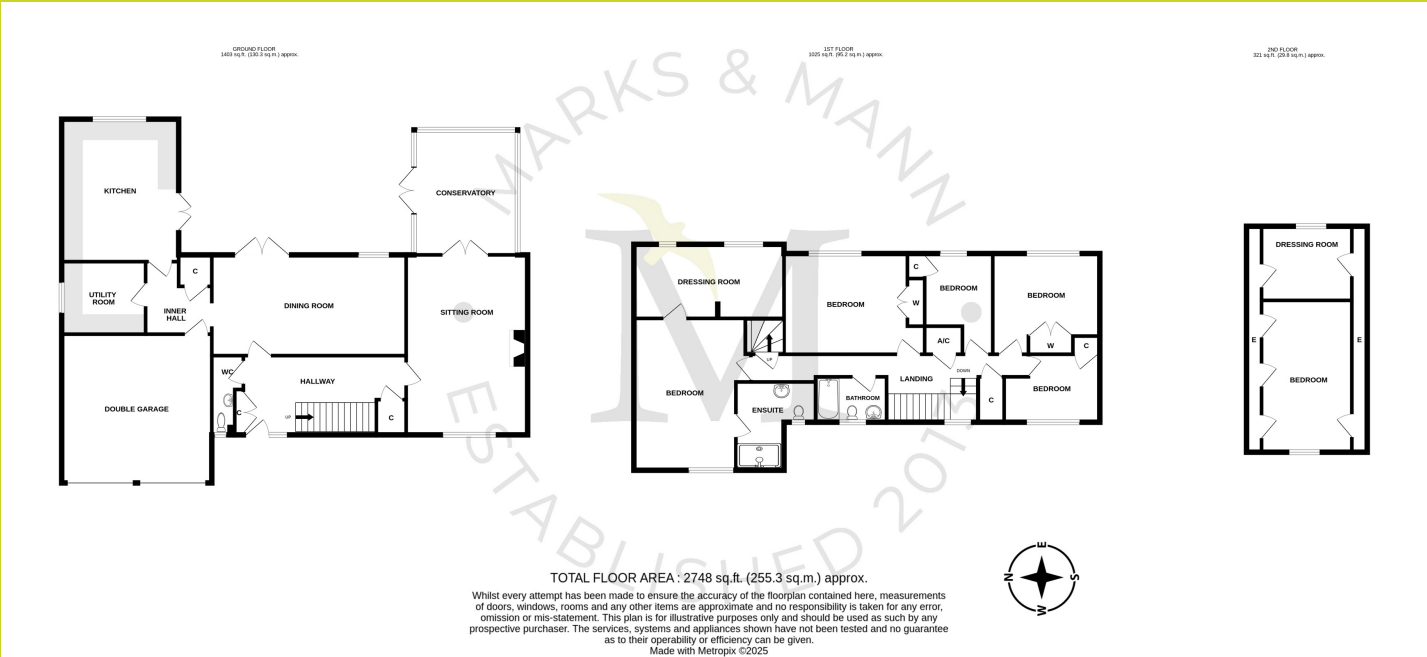
£750,000

Heathfield, Martlesham Heath, Ipswich

Entrance hall	Dressing room
Window to front, double storage cupboard, stairs to first floor with understairs storage cupboard and doors to the sitting room, dining room and downstairs cloakroom.	4.95m x 2.45m (16' 3" x 8' 0") Two windows to rear.
Downstairs cloakroom	En-suite shower room
Window to front, hand wash basin and WC.	Window to front, double shower, hand wash basin and WC.
Sitting room	Bedroom three
5.95m x 4.02m (19' 6" x 13' 2") Window to front, feature fireplace and French doors with two full height windows leading to:	4.65m x 3.33m (15' 3" x 10' 11") Window to rear, overlooking the garden, fitted wardrobes.
Conservatory	Bedroom four
3.69m x 3.43m (12' 1" x 11' 3") Windows and French doors to side, overlooking and leading into the garden.	3.35m x 2.24m (11' 0" x 7' 4") Window to rear, overlooking the garden, fitted wardrobes.
Dining room	Bedroom five
6.42m x 3.33m (21' 1" x 10' 11") Window and French doors to rear, overlooking and leading into the garden. Opening through to:	Window to rear, overlooking the garden, built-in cupboard.
Inner hallway	Bedroom six
With storage cupboard and doors to the double garage, utility/laundry room and kitchen.	3.17m x 2.49m (10' 5" x 8' 2") Window to front, built-in cupboard.
Kitchen	Family bathroom
4.71m x 3.87m (15' 5" x 12' 8") Dual aspect room with window to rear and French doors to side, overlooking and leading into the garden. Range of matching base and eye level units with worktops over, sink, built-in double oven, hob with extractor over, integrated dishwasher and space for an American style fridge/freezer.	Window to front, panel enclosed bath, hand wash basin and WC.
Utility/laundry room	Second floor
2.93m x 2.40m (9' 7" x 7' 10") Window to side, range of matching base and eye level units with worktops over, sink, space and plumbing for a washing machine and tumble dryer.	Open into:
First floor landing	Bedroom two
Feature window, two storage cupboards, stairs to the second floor and doors to bedrooms one, three four, five and six, and the family bathroom.	5.03m x 2.95m (16' 6" x 9' 8") Window to front, eaves storage and opening through to:
Bedroom one	Dressing room/home office
5.02m x 3.98m (16' 6" x 13' 1") Window to front with doors to the dressing room and en-suite shower room.	2.95m x 2.46m (9' 8" x 8' 1") Window to rear, eaves storage.
	Outside
	The front of the property has been predominately laid to lawn with a pathway leading to the front door. A driveway provides off road parking for multiple vehicles, leading to the double integral garage with up and over doors, power and light connected. A side gate gives access to the rear garden.
	The east facing rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn with plants, shrubs and trees, enclosed by wooden fencing.

Heathfield, Martlesham Heath, Ipswich

Important information	Directions
Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band F. EPC rating D. Our ref: SM/elr.	Using a SatNav, please use IP5 3UB as the point of destination.
Location	Disclaimer
Martlesham Heath is a fantastic development between the towns of Ipswich and Woodbridge. The village has many amenities, including a doctors, pharmacy, butchers, bakery, Morrisons Daily, church, public house, primary school and a village green with pavilion. In addition, there is an aviation museum, as well as Martlesham Retail Park with Tesco Extra, Next, M&S Food Hall, DIY stores, and other outlets.	In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.
Highly regarded primary and secondary schools are within easy reach, as is the popular market town of Woodbridge which sits along the River Deben, with an array of local and national shops, boutiques, restaurants and bars. For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.	Anti-Money Laundering Regulations
	Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

