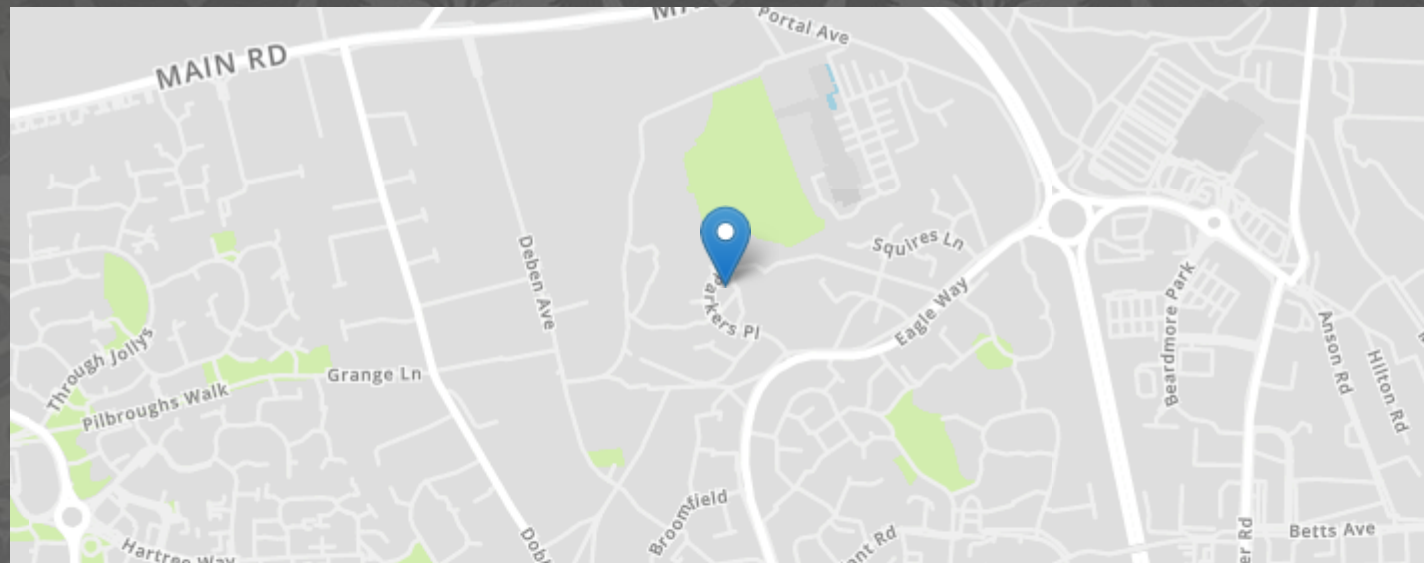


Parkers Place, Martlesham Heath, Ipswich



- DETACHED FOUR BEDROOM FAMILY HOME
- SITTING/DINING/GARDEN ROOM
- KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CUL-DE-SAC POSITION
- SEPARATE STUDY
- EN-SUITE BATHROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN BACKING ONTO TREE AND OPEN SPACE
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

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



Parkers Place, Martlesham Heath, Ipswich

Setback position | Cul-de-sac | Backing onto trees and open space | Detached four bedroom family home | Private rear garden | Garage and off road parking | Entrance porch | Entrance hall | Open-plan sitting/dining/garden room | Study | Kitchen/breakfast room | Utility room | Downstairs cloakroom | Four bedrooms | En-suite bathroom to bedroom one | Family bathroom

£530,000

Parkers Place, Martlesham Heath, Ipswich

Entrance porch

Windows to front and side, door to:

Entrance hall

Stairs to first floor, under stairs storage cupboard, further storage cupboard and doors to the kitchen and downstairs cloakroom.

Downstairs cloakroom

window to front, wash hand basin and WC.

Kitchen/breakfast room

6.18m x 3.07m (20' 3" x 10' 1") Two windows to rear, range of matching base and eye level units with worktops over, breakfast bar, sink, Range cooker with extractor over, integrated dishwasher and space for an American style fridge/freezer. Doors to sitting/dining/garden room, study and utility room.

Sitting/dining/garden room

10.01m x 3.70m (32' 10" x 12' 2") (max) Dual aspect room with window to front, feature fireplace and space for a comfy sofa/seating area. The dining/garden room area has full width windows to rear and French doors to side, overlooking and leading into the garden, with space for a family dining table and additional seating.

Utility room

2.31m x 1.53m (7' 7" x 5' 0") (max) Door to side giving access to the rear garden, range of matching base and eye level units with worktops over, space and plumbing for a washing machine and tumble dryer.

Study

2.29m x 1.99m (7' 6" x 6' 6") Window to rear overlooking the garden.

First floor landing

Doors to airing cupboard, all four bedrooms and the family bathroom.

Bedroom one

4.52m x 4.47m (14' 10" x 14' 8") Two windows and French doors with Juliet balcony to rear, overlooking the rear garden. Door to:

En-suite bathroom

4.35m x 1.73m (14' 3" x 5' 8") Window to front, double walk-in shower, panel closed bath, hand wash basin and WC.

Bedroom two

3.77m x 3.15m (12' 4" x 10' 4") Dual aspect room with window to front and side, two double built-in wardrobes.

Bedroom three

3.82m x 3.18m (12' 6" x 10' 5") Window to rear, overlooking the garden, double built-in wardrobe.

Bedroom four

3.14m x 2.06m (10' 4" x 6' 9") Window to rear, overlooking the garden.

Family bathroom

2.17m x 1.94m (7' 1" x 6' 4") Window to front, panel enclosed bath, shower, hand wash basin and WC.

Outside

The front of the property has been mainly laid to lawn, with flower shrub border, mature tree and path leading to the front door. There is a driveway providing off road parking for multiple vehicles, leading to the garage with electric roller door, heating and power and light connected.

The rear garden has been predominately laid to lawn with shrub borders, enclosed by fencing.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band D.
EPC rating TBC.
Our ref: SM/elr.

Parkers Place, Martlesham Heath, Ipswich

Location

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.

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.

Directions

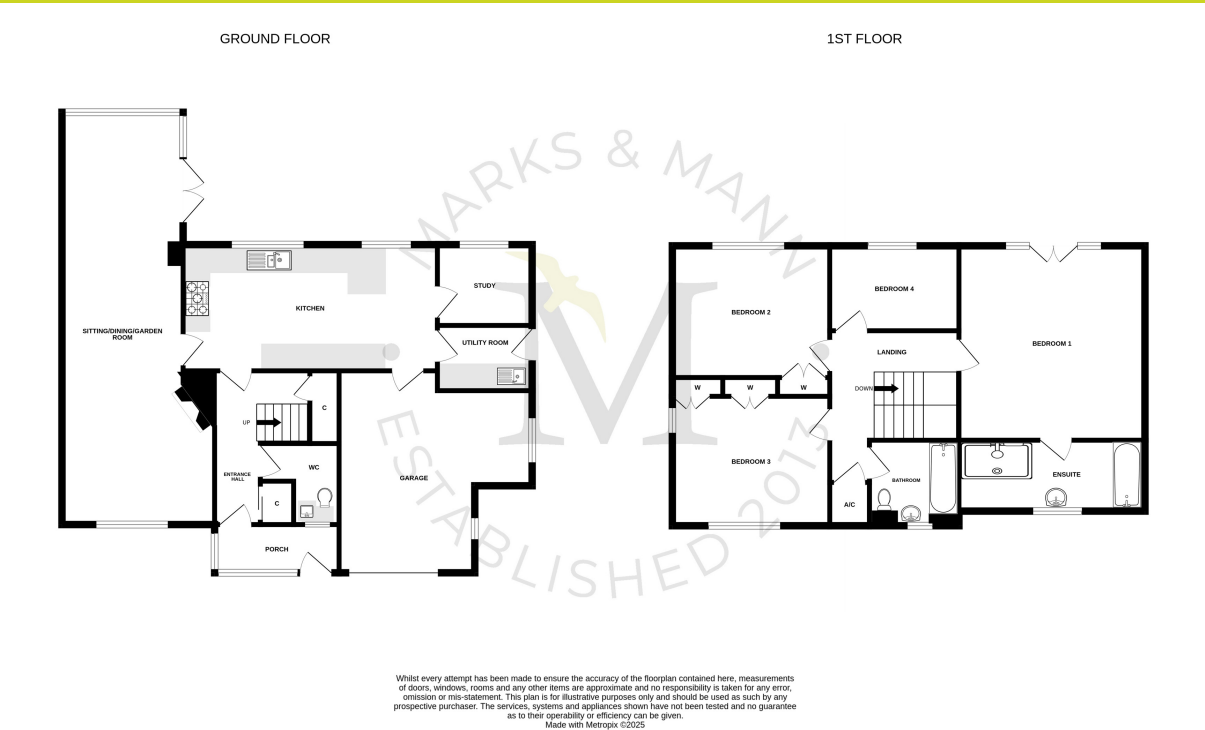
Using a SatNav, please use IP5 3UX as the point of destination.

Disclaimer

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.

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.

