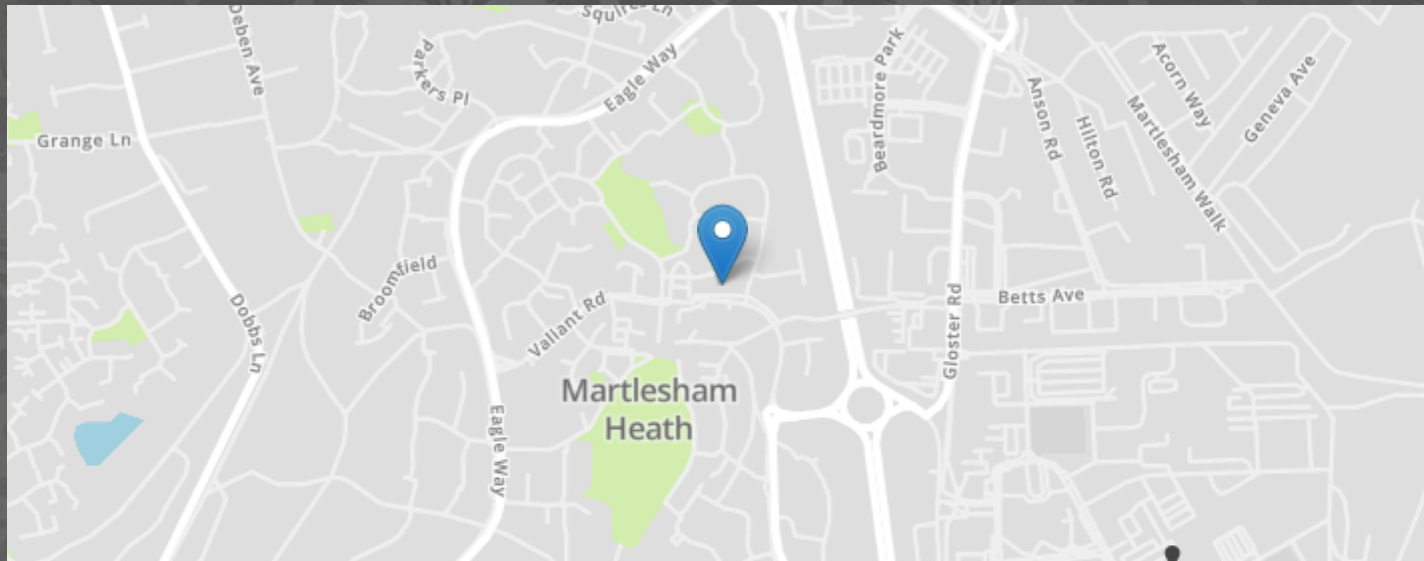


Sidecentre Gate, Martlesham Heath, Ipswich



- VERY WELL PRESENTED IN THE VALUERS OPINION
- THREE BEDROOM LINK-DETACHED FAMILY HOME
- EN-SUITE TO BEDROOM ONE
- PRIVATE LANDSCAPED REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES

- SET-BACK POSITION ON MARTLESHAM HEATH
- SITTING ROOM, DINING ROOM AND KITCHEN
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GARAGE WITH POWER AND LIGHT CONNECTED
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

MARKS & MANN



Sidecentre Gate, Martlesham Heath, Ipswich

This very well presented THREE BEDROOM LINK DETACHED FAMILY HOME, located in a set-back position on popular MARTLESHAM HEATH, with LANDSCAPED rear GARDEN, GARAGE and off road PARKING. Accommodation comprises storm porch, entrance hall sitting room, dining room, kitchen and downstairs cloakroom, with three bedrooms, with an EN-SUITE to bedroom one, and a family bathroom. An early viewing is advised to fully appreciate this beautiful home.

MARKS & MANN

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£400,000

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Entrance hall

Windows and door to front, stairs to first floor, cloaks cupboard and doors to the sitting room, kitchen and downstairs cloakroom.

Sitting room

4.23m x 3.46m (13' 11" x 11' 4") Window to front, double doors into:

Dining room

3.47m x 3.21m (11' 5" x 10' 6") Door to the kitchen and two full height panel windows with French doors to rear, overlooking and leading into the garden.

Kitchen

3.39m x 3.01m (11' 1" x 9' 11") Window to rear, overlooking the garden, external door to side giving access to the garden. Range of matching base and eye level units with worktops over, sink, built-under single oven with hob and extractor over, integrated washing machine, space for a fridge/freezer.

Downstairs cloakroom

Window to front, hand wash basin and WC.

First floor landing

Access to the airing cupboard and doors to all three bedrooms and the family bathroom.

Bedroom one

3.62m x 3.46m (11' 11" x 11' 4") Window to rear, overlooking the garden, built-in double wardrobe and door to:

En-suite shower room

3.02m x 1.15m (9' 11" x 3' 9") Window to rear, shower cubicle, hand wash basin and WC.

Bedroom two

3.47m x 3.21m (11' 5" x 10' 6") Window to front, built-in double wardrobe.

Bedroom three

3.01m x 2.11m (9' 11" x 6' 11") Window to front.

Family bathroom

2.13m x 2.12m (7' 0" x 6' 11") Panel enclosed bath with shower attachment over, hand wash basin with matching base units under providing an abundance of storage, WC.

Outside

The front of the property has been mainly laid to lawn with a path leading to the storm porch and front door. There is a driveway to the side of the property providing off road parking, leading to the garage 5.19m x 2.60m (17' 0" x 8' 6") with up and over door, power and light connected. A side gate gives access to the rear garden.

The beautiful landscaped rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with plant and shrub borders, a pathway leading to the rear and a summerhouse, which we understand is to remain. A personnel door gives access to the garage.

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 C.
Our ref: SM/elr.

Sidecentre Gate, 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

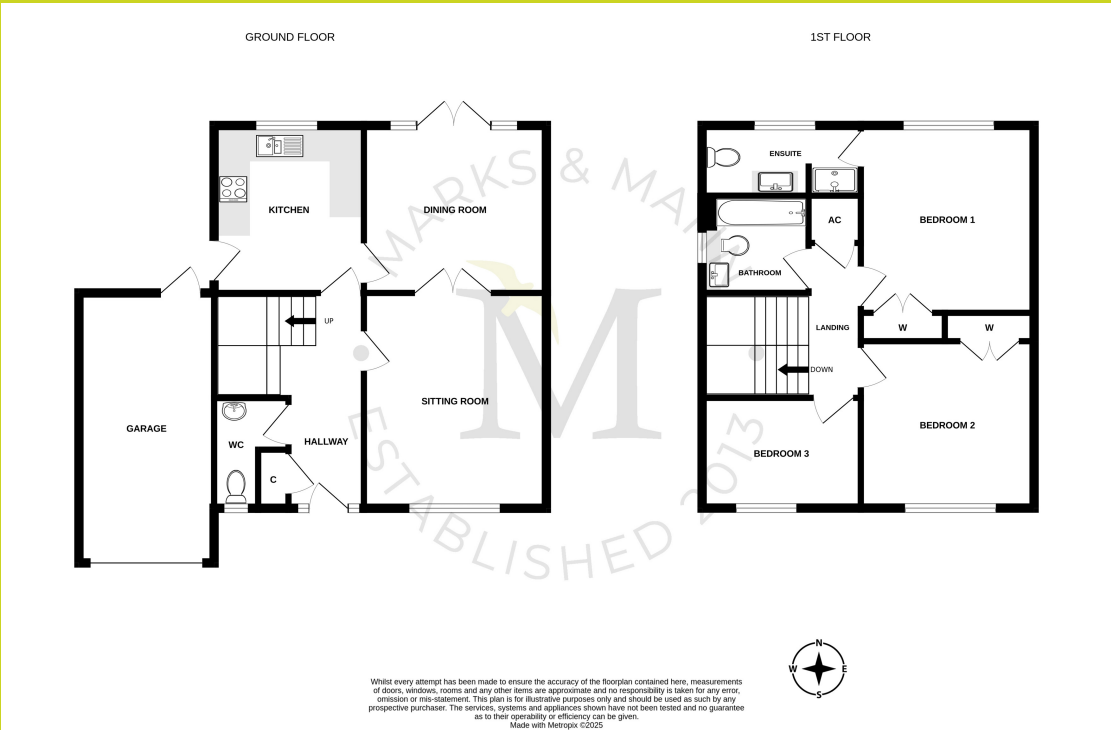
Using a SatNav, please use IP5 3TY as the point of destination.

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.

