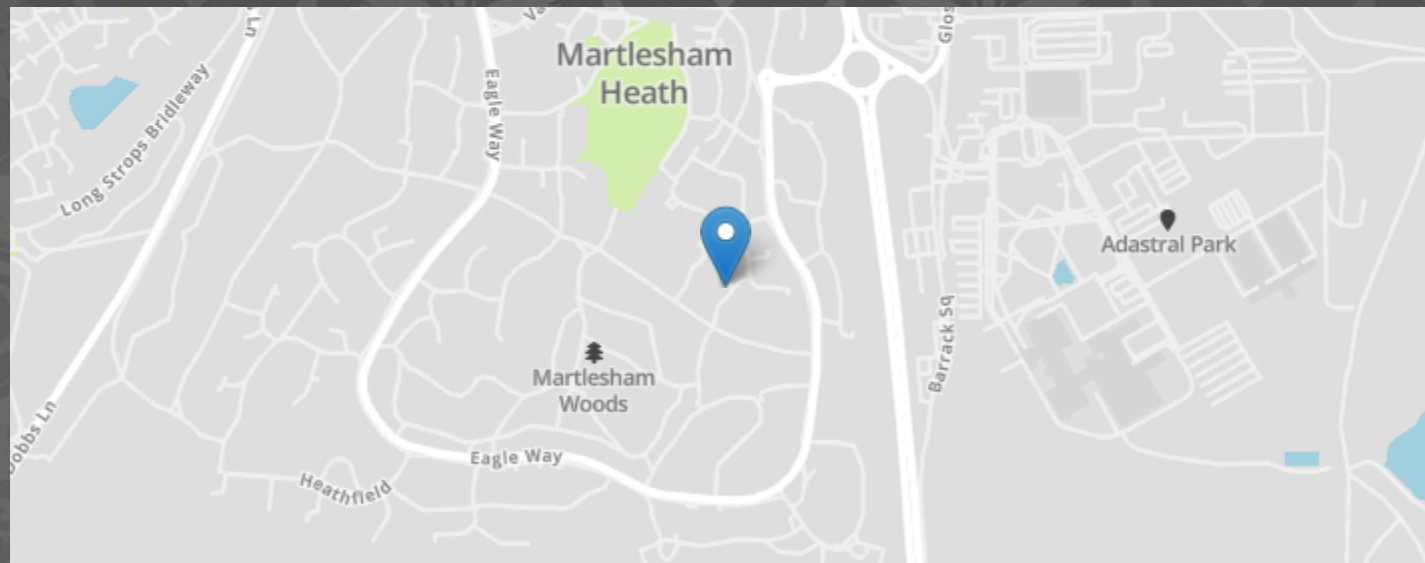


## Avocet Lane, Martlesham Heath, Ipswich



- DETACHED, EXTENDED FIVE BEDROOM FAMILY HOME
- VERSATILE LIVING ACCOMMODATION OVER THREE FLOORS
- SEPARATE SITTING ROOM
- MASTER SUITE ON THE TOP FLOOR WITH BEDROOM/RELAXING AREA AND DRESSING ROOM/STUDY
- EASY ACCESS TO A12/A14

- LARGE PATIO AREA, IDEAL FOR OUTDOOR ENTERTAINING, BACKING ONTO WOODLANDS
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- EN-SUITE SHOWER ROOM, FAMILY BATHROOM AND TWO CLOAKROOMS
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- FITTED WARDROBES TO BEDROOMS ONE AND TWO

# MARKS & MANN

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# MARKS & MANN



## Avocet Lane, Martlesham Heath, Ipswich

Located in a CUL-DE-SAC position, backing onto WOODLANDS, is this DETACHED, EXTENDED FIVE BEDROOM FAMILY HOME offering VERSATILE ACCOMMODATION, with GARDEN, GARAGE and off road PARKING. Accommodation comprises a spacious entrance hall, open-plan kitchen/dining/family room, separate sitting room and downstairs cloakroom with four bedrooms and the family bathroom on the first floor, and a further bedroom, dressing room/study and cloakroom on the second floor. An internal viewing is strongly advised to appreciate the quality of the accommodation on offer.

**£675,000 Offers in excess of**

Avocet Lane, Martlesham Heath, Ipswich

Entrance hall

Front door with two full height panel windows either side, lead into the spacious entrance hall with fitted cupboard with sliding doors, stairs to first floor with under stairs storage cupboard, two sets of double doors into the kitchen/dining/family room and sitting room, as well as door to the downstairs cloakroom and internal door to the garage.

Sitting room

Window and French doors to rear, overlooking and leading into the garden, feature fireplace.

Kitchen/dining/family room

Triple aspect room with two windows to front, one to side and French doors to rear, overlooking and leading into the garden. To one side there is space for a family dining table, as well as a comfy seating area, ideal for entertaining with three velux windows providing an abundance of natural light. To the front of the room is the stunning kitchen with a range of matching base and eye level units with worktops over, central island with worktop over and matching units below, sink, built-in double oven, hob with extractor over and integrated appliances, including a full length fridge, full length freezer, dishwasher and washing machine.

Downstairs cloakroom

Window to front, hand wash basin and WC with modern storage cupboards.

First floor landing

Window to rear overlooking the garden, cupboard housing hot water tank, stairs to the second floor and doors to four of the bedrooms and the family bathroom.

Bedroom one

Window to rear, overlooking the garden, dressing area with two sets of triple fitted wardrobes, storage cupboard and door to:

En-suite shower room

Shower cubicle, hand wash basin and WC with a range of modern fitted storage units.

Bedroom two

Window to front, two sets of double fitted wardrobes.

Bedroom three

Window to rear, overlooking the garden.

Bedroom four

Window to front.

Family bathroom

Window to front, freestanding bath, walk in shower cubicle, hand wash basin with modern storage units below and mirrored storage units above, WC.

Bedroom five

Stairs leading up into bedroom five with three velux windows and space at one side for a bed, and the other, a seating/relaxing area. Door to:

Inner hall

Opening through to the dressing room/study, cloakroom and loft space.

Dressing room/study

Dual aspect room with two velux windows.

Cloakroom

Hand wash basin and WC.

Outside

The front of the property has been block paved, providing off road parking for multiple vehicles. There is a integral garage with an electric door, with light and power connected.

There is a fantastic patio area to the rear of the property, ideal for outdoor entertaining, with plant and shrub borders. Steps leave down to a further patio area enclosed by decorative iron wrought fencing and trees. The rear garden overlooks The Heath with fantastic views over the woodland.

Important information

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

Avocet Lane, 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

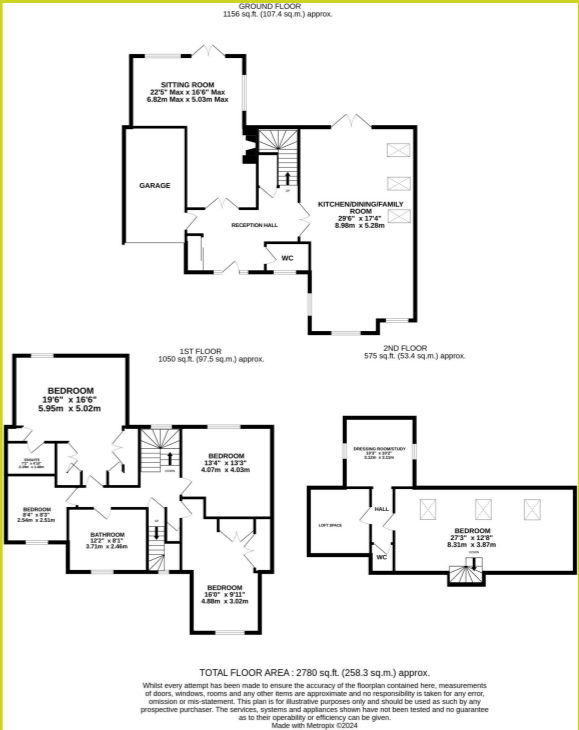
Using a SatNav, please use IP5 3SF as the point of destination.

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.

