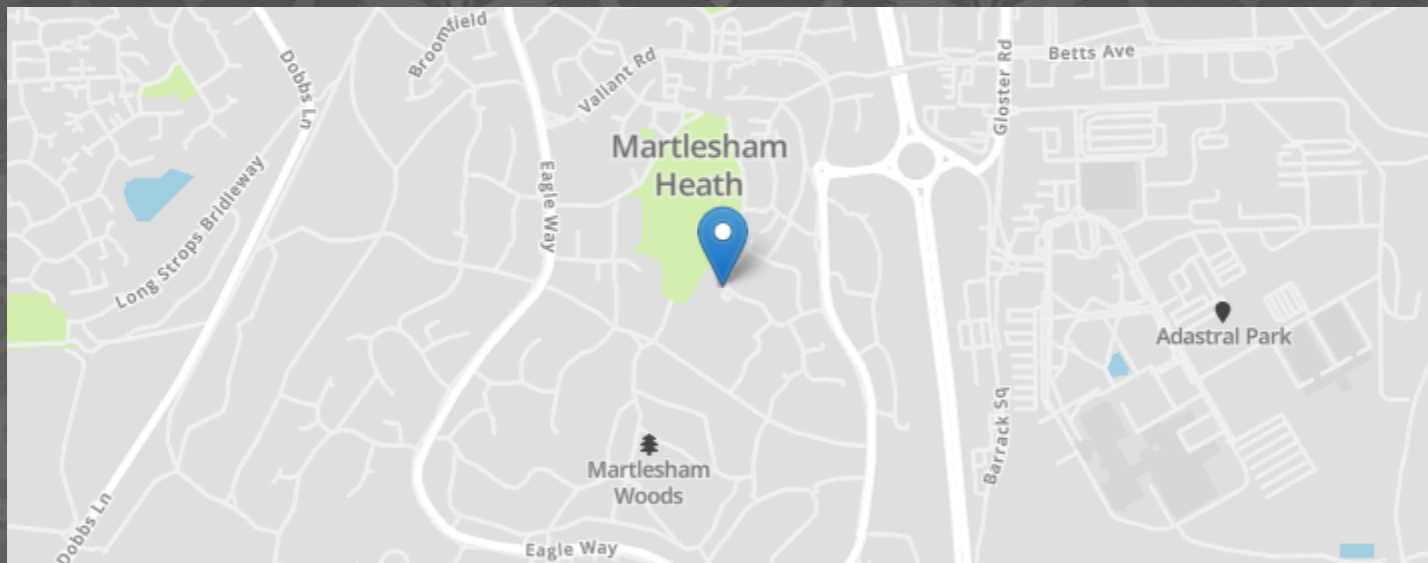


Avocet Lane, Martlesham Heath, Ipswich



- NO ONWARD CHAIN
- CONVERTED GARAGE TO GUEST BEDROOM AND SHOWER ROOM
- SITTING ROOM/CONSERVATORY
- WARDROBES TO BOTH BEDROOMS
- OFF ROAD PARKING
- SOLAR PANELS WITH BATTERY STORAGE (INSTALLED OCTOBER 2023)

- TWO BEDROOM DETACHED BUNGALOW
- KITCHEN/DINING ROOM AND SEPARATE UTILITY ROOM
- SHOWER ROOM & TWO CLOAKROOMS
- BEAUTIFUL, MATURE REAR GARDEN BACKING ONTO VILLAGE GREEN
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE

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MARKS & MANN



Avocet Lane, Martlesham Heath, Ipswich

Offered for sale with NO ONWARD CHAIN is this fantastic TWO BEDROOM DETACHED BUNGALOW with SEPARATE GUEST BEDROOM & SHOWER ROOM and a beautiful MATURE REAR GARDEN backing onto MARTLESHAM HEATH VILLAGE GREEN. Accommodation comprises TWO BEDROOMS, both with built in WARDROBES, shower room and two separate cloakrooms, kitchen/dining room with separate UTILITY ROOM and a sitting room/conservatory. The property also benefits from solar panels and off road parking and an early viewing is strongly advised to appreciate the quality and versatility of the accommodation on offer.

£425,000

Avocet Lane, Martlesham Heath, Ipswich

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Entrance hall

Doors to the kitchen/dining room, cloakroom and inner hall.

Cloakroom

Hand was basin and WC.

Kitchen/dining room

Kitchen area 2.91m x 2.36m (9' 7" x 7' 9")
Dining area 4.49m x 2.31m (14' 9" x 7' 7")

Two windows to front, storage cupboard and a window and door to rear, overlooking and leading into the garden. To one side there is space for a family dining table and at the other, there are a range of matching base and eye level units with worktops over, sink, integrated double oven, hob with extractor over, space and plumbing for a dishwasher and space for a fridge/freezer.

Sitting room

4.50m x 3.89m (14' 9" x 12' 9") Double aspect room with window to front and two windows to the side. Opening to:

Conservatory

4.39m x 2.14m (14' 5" x 7' 0") Windows and doors providing an abundance of natural light, with patio doors overlooking and leading into the beautiful, mature rear garden.

Inner hall

Window to side and doors to both bedrooms, the shower room and a storage cupboard.

Bedroom one

4.14m x 2.88m (13' 7" x 9' 5") Window to side overlooking the rear garden, built-in wardrobe and door to:

Cloakroom two

1.63m x 1.25m (5' 4" x 4' 1") Hand wash basin and WC. Door to:

Utility room

2.70m x 1.64m (8' 10" x 5' 5") With window and door to rear overlooking and leading into the garden, eye level wall units providing storage and space and plumbing for a washing machine and tumble dryer.

Bedroom two

3.14m x 3.11m (10' 4" x 10' 2") Window to side overlooking the rear garden, built-in wardrobe with sliding doors.

Shower room

2.60m x 1.77m (8' 6" x 5' 10") Window to side, walk-in shower cubicle, hand wash basin and WC.

Converted garage/guest bedroom

4.27m x 2.61m (14' 0" x 8' 7") Window to front and door to:

En-suite shower room

2.61m x 1.00m (8' 7" x 3' 3") Window to rear, shower cubicle, hand wash basin and WC.

Outside

The front of the property has a shingle area to the front with a path to one side leading to the front door and shingle driveway to the other, providing off road parking. A side gate gives access to the rear garden.

The stunning, landscaped, mature rear garden has a large patio area to the immediate rear of the property, ideal for alfresco dining, with the remainder mainly laid to lawn with plant, flower and shrub borders, enclosed by fencing and shrub/hedge borders. There is a feature pond and a gate to the rear giving direct access to the Village Green.

Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property. The property has solar panels with battery storage.

Council tax band D.

EPC rating A

Our ref: SM/elr.

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 SavNav, please use IP5 3SE 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.

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.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | 92 | 96 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |