

Warren Lane, Martlesham Heath, Ipswich



- **THREE BEDROOM, THREE STOREY, FAMILY HOME**
- **OPEN-PLAN KITCHEN/DINING/FAMILY ROOM UPSTAIRS**
- **FITTED WARDROBES TO ALL THREE BEDROOMS**
- **GARAGE AND OFF ROAD PARKING**
- **CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE**
- **DOWNSTAIRS SITTING ROOM**
- **DOWNSTAIRS SHOWER ROOM AND UPSTAIRS FAMILY BATHROOM**
- **LANDSCAPED REAR GARDEN**
- **POPULAR MARTLESHAM HEATH**
- **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



Warren Lane, Martlesham Heath, Ipswich

Situated on popular MARTLESHAM HEATH is this MID TERRACED THREE BEDROOM, THREE STOREY FAMILY HOME with LANDSCAPED GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting room and DOWNSTAIRS SHOWER ROOM, with the OPEN-PLAN kitchen/dining/family room, bedroom one and family bathroom on the first floor and two further bedrooms on the second floor. All three bedrooms benefit from FITTED WARDROBES and an early viewing is strongly advised to appreciate the QUALITY OF ACCOMMODATION on offer.

£375,000

Warren Lane, Martlesham Heath, Ipswich

Entrance hall

Window to front, stairs to first floor and doors to the sitting room, shower room and internal door to the garage.

Sitting room

4.66m (max) x 4.40m (max) (15' 3" (max) x 14' 5" (max))
Two full height windows and French doors to rear, overlooking and giving access to the garden.

Shower room

2.60m x 2.00m (8' 6" x 6' 7")
Window to front, double walk-in shower, hand wash basin with storage under, WC, heated towel radiator and under floor heating.

Garage

Electric garage door to the front, internal door to the house and personnel door to rear giving access to the rear garden, utilities currently reside in the garage with power and light connected.

First floor landing

Window to front, stairs to second floor, access to the airing cupboard and doors to the kitchen/dining/family room, bedroom one and the family bathroom.

Kitchen/dining/family room

Kitchen area - 3.68m x 1.63m (12' 1" x 5' 4")
Window to front, range of matching base and eye level units with worktops over, sink, built-in oven with hob and extractor over, built-in dishwasher, under floor heating and space for a fridge/freezer.

Dining/family area - 4.40m x 3.60m (14' 5" x 11' 10")
Two windows to rear overlooking the garden, space for a family dining table and a comfy sofa/seating area.

Bedroom one

3.70m x 2.73m (12' 2" x 8' 11")
Window to rear overlooking the garden, two double fitted sliding door wardrobes.

Family bathroom

2.95m x 2.26m (9' 8" x 7' 5")
Window to front, freestanding rolltop bath, double shower cubicle, hand wash basin, WC, heated towel radiator and under floor heating.

Second floor landing

Window to front, double storage cupboard and doors to bedrooms two and three.

Bedroom two

4.89m (max) x 3.48m (max) (16' 1" (max) x 11' 5" (max))
Dual aspect room with window to front and rear, overlooking the garden, double built-in storage cupboard.

Bedroom three

4.89m (max) x 2.65m (max) (16' 1" (max) x 8' 8" (max)) Dual aspect room with window to front and rear, overlooking the garden, double built-in storage cupboard.

Outside

The front of the property has been block paved, providing off road parking for multiple vehicles, leading up to the front door and the integral garage with electric door, internal door to the house and personnel door to the rear garden, with power and light connected.

The beautiful landscaped rear garden has a decking and patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn with flower, plant and shrub borders, enclosed by wooden fencing and tree/hedges.

Important informatoin

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

Warren 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

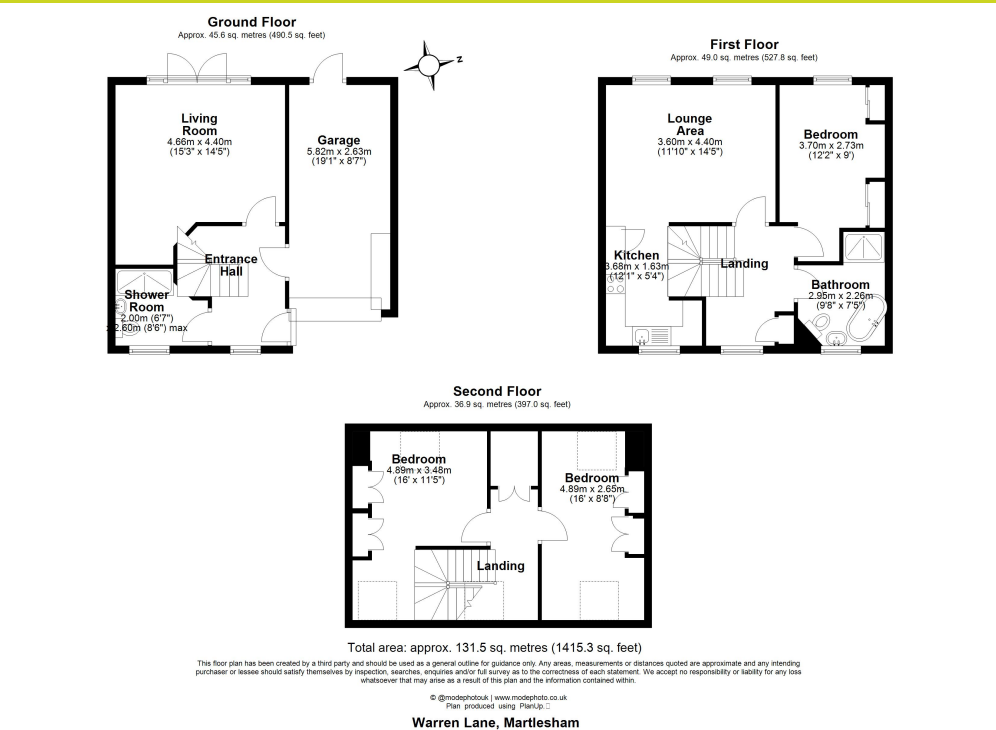
Using a SatNav, please use IP5 3SH as the point of destination.

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.

