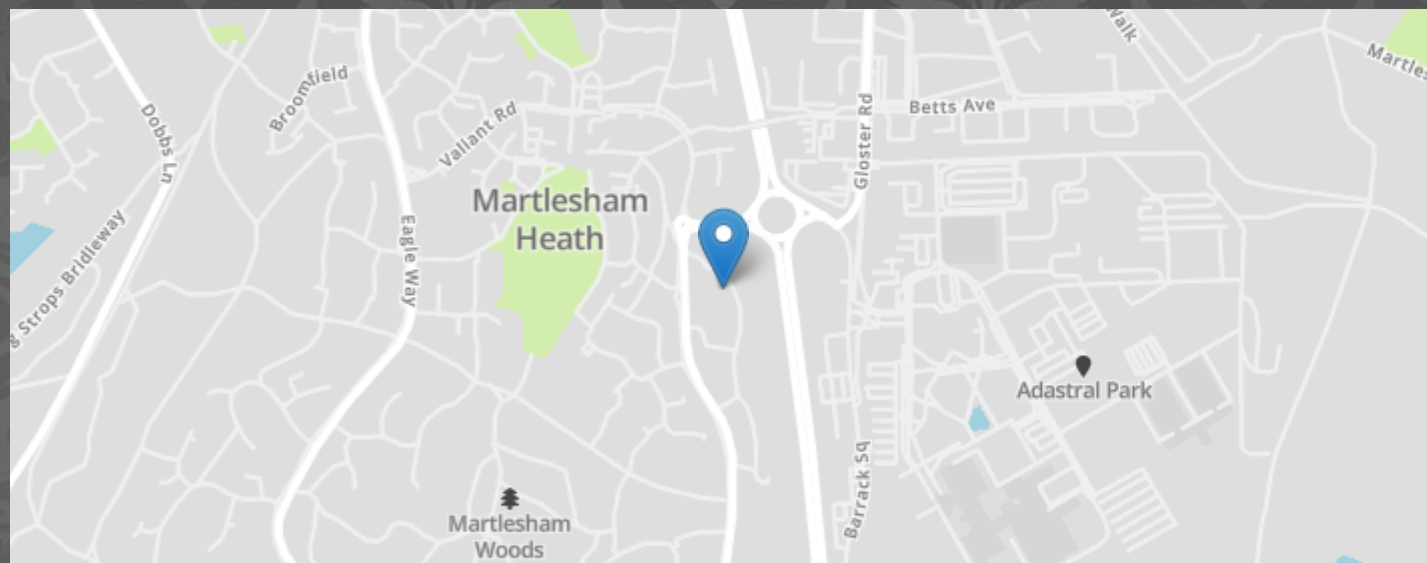


Coopers Road, Martlesham Heath, Ipswich



- THREE BEDROOM FAMILY HOME
- KITCHEN/DINING ROOM
- GENEROUS REAR GARDEN
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14
- SITTING ROOM AND SUN ROOM
- KITCHEN WITH UNDERFLOOR HEATING
- HOME OFFICE WITH POWER AND LIGHT
- 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](http://www.marksandmann.co.uk)

MARKS & MANN



## Coopers Road, Martlesham Heath, Ipswich

Located on popular MARTLESHAM HEATH, is this END TERRACE THREE BEDROOM FAMILY HOME with GENEROUS, PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance porch, hallway, sitting room, kitchen/dining room and sun room downstairs, with three bedrooms and a family bathroom upstairs. Located close to LOCAL SCHOOLS, shops, amenities and bus routes, an early viewing is advised to appreciate the accommodation on offer.

£315,000



Coopers Road, Martlesham Heath, Ipswich

Entrance porch

Door to:

Entrance hall

Stairs to the first floor, understairs storage cupboard and doors to the sitting room and kitchen/dining room.

Sitting room

4.32m x 2.93m (14' 2" x 9' 7") Window to front, feature fireplace.

Kitchen/dining room

4.91m x 3.12m (16' 1" x 10' 3") Window and French doors to rear, giving access to the sun room. Range of matching base and eye level units with worktops over, sink, built-in double oven, space for a fridge/freezer and space and plumbing for a dishwasher and washing machine.

Sun room

3.97m x 2.40m (13' 0" x 7' 10") Windows to rear and side, and French doors to rear, overlooking and leading into the garden.

First floor landing

Doors to all three bedrooms the family bathroom and a storage cupboard.

Bedroom one

3.53m x 2.84m (11' 7" x 9' 4") Window to rear overlooking the garden, double built-in wardrobes.

Bedroom two

3.25m x 2.82m (10' 8" x 9' 3") Window to front, triple built-in wardrobes.

Bedroom three

2.09m x 1.98m (6' 10" x 6' 6") Window to front.

Family bathroom

1.97m x 1.72m (6' 6" x 5' 8") Window to rear, panel enclosed bath with shower over, hand was basin and WC.

Outside

The front of the property has been laid to low maintenance stones with a low level fence to the front and path leading to the front door. A driveway provides off road parking, leading to the garage 5.01m x 2.46m (16' 5" x 8' 1") with up and over door, with a personnel door to the garden. A side gate gives access to the rear garden.

There is a patio area to the immediate rear of the property, ideal for outdoor entertaining , with the remainder mainly laid to lawn with raised beds, plant and shrub borders, enclosed by wooden fencing. There is a timber built office 2.96m x 2.32m (9' 9" x 7' 7") at the rear of the garden, with power and light connected, ideal for working from home.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band B.  
EPC rating D.  
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 SatNav, please use IP5 3SJ as the point of destination.

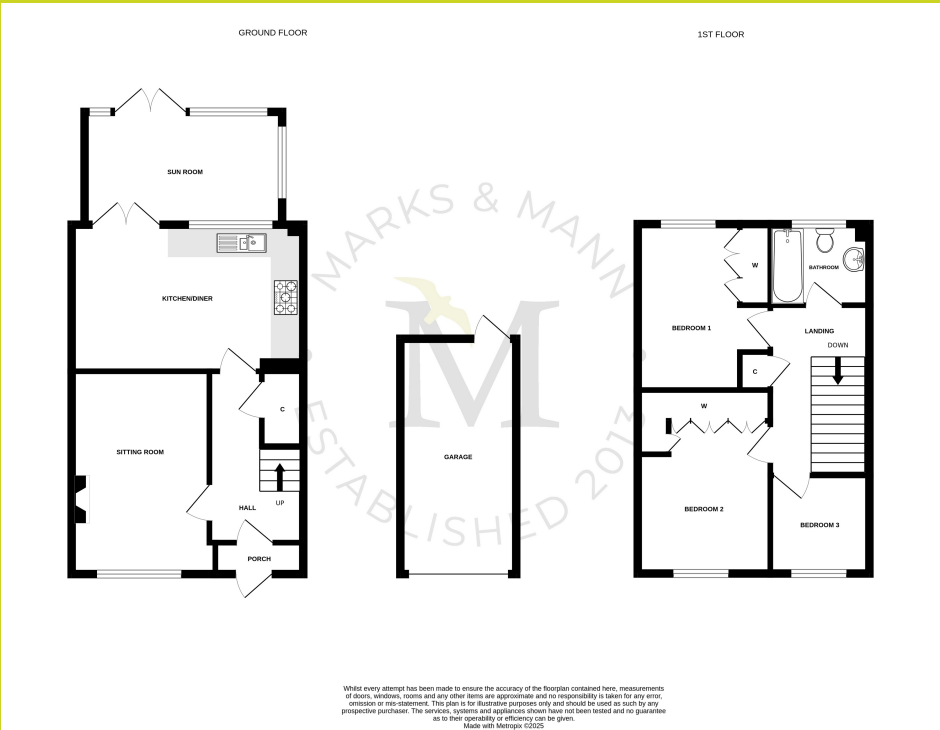
Coopers Road, Martlesham Heath, Ipswich

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.

