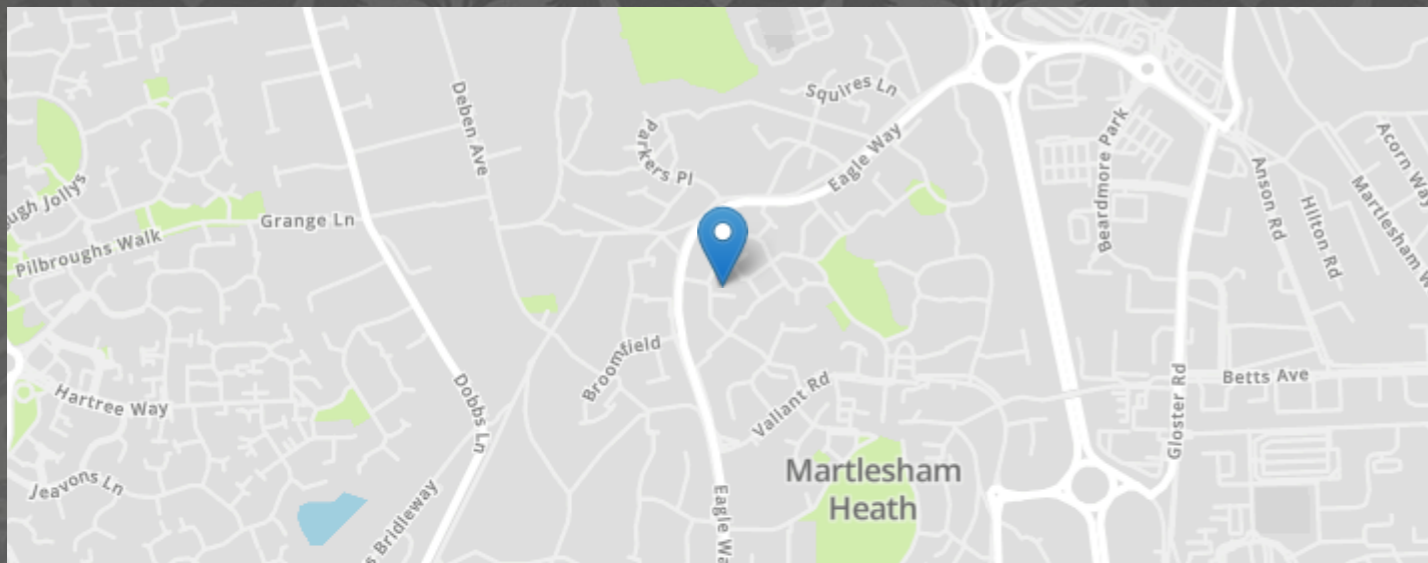


Carlford Close, Martlesham Heath, Ipswich



- POPULAR MARTLESHAM HEATH
- MODERN KITCHEN
- CONSERVATORY
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE

- DETACHED TWO BEDROOM BUNGALOW
- SITTING/DINING ROOM WITH BI-FOLD DOORS
- WET ROOM
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

MARKS & MANN



### Carlford Close, Martlesham Heath, Ipswich

Located on popular MARTLESHAM HEATH, close to LOCAL SCHOOLS, shops, amenities and a bus route, is this DETACHED TWO BEDROOM BUNGALOW with PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting/dining room, kitchen, two bedrooms and a wet room. An early viewing is highly recommended to avoid disappointment.

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£330,000



## Carlford Close, Martlesham Heath, Ipswich

### Entrance porch

Windows to side and front, door to:

### Entrance hall

Window to front, door to airing cupboard and doors to the sitting/dining room, both bedrooms and the shower room.

### Sitting/Dining room

5.16m x 3.79m (16' 11" x 12' 5")

Space at one side for a family dining table and at the other, space for a sofa/comfy seating area, with a door to the kitchen and bi-fold doors into the conservatory.

### Kitchen

3.11m x 2.68m (10' 2" x 8' 10")

Window to front, range of matching base and eye level units with worktops over, sink, built-in single oven, hob with extractor over, space for a fridge/freezer and space and plumbing for a washing machine.

### Conservatory

3.55m x 2.65m (11' 8" x 8' 8")

Windows and French doors to rear, overlooking and leading into the garden.

### Bedroom one

4.76m x 2.60m (15' 7" x 8' 6")

Dual aspect room with window to front and rear, overlooking the garden.

### Bedroom two

3.50m x 2.98m (11' 6" x 9' 9")

Window to rear.

### Shower room

1.96m x 1.73m (6' 5" x 5' 8")

Window to side, shower, hand wash basin with modern storage units above and below, WC.

### Outside

The front of the property has a low maintenance patio area with a raised bed, enclosed by low level picket fencing. There is a block paved driveway providing off road parking for multiple vehicles, leading to the attached garage with electric roller door, with power and light connected. A side gate gives access to the rear garden.

The east facing rear garden has a generous patio to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to low maintenance shingle, with plants, shrubs and trees, with a shed which we understand is to remain, enclosed by wooden fencing.

### Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band C.

EPC rating TBC.

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 3TB as the point of destination.

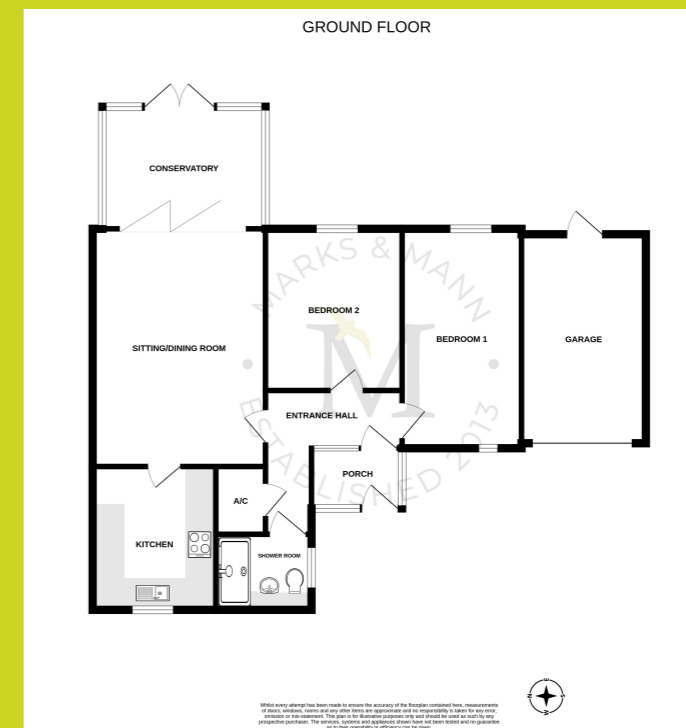
## Carlford Close, Martlesham Heath, Ipswich

### 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.

