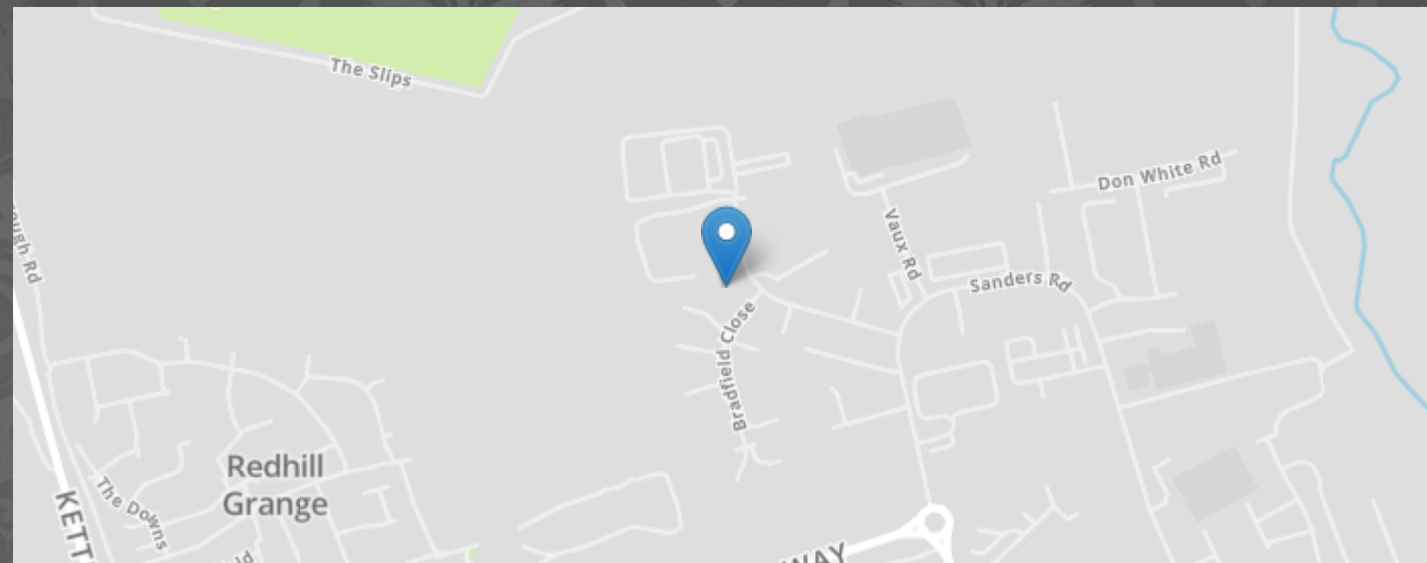


St Gotthards Avenue, Martlesham Heath



- \*\*\* BRAND NEW, STUNNING, TWO BED PARK HOME \*\*\*
- OPEN-PLAN SITTING/DINING ROOM
- WALK-IN WARDROBE & EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE

- POPULAR FALCON PARK FOR THE OVER 45S
- KITCHEN AND SEPARATE UTILITY ROOM
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING
- ASSISTED SALE & PART EXCHANGE AVAILABLE

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



## St Gotthards Avenue, Martlesham Heath

\*\*\* BRAND NEW \*\*\* STUNNING TWO BEDROOM PARK HOME for the OVER 45s, located on popular FALCON PARK, Martlesham with PRIVATE GARDEN and off road PARKING. The Middleton accommodation comprises open-plan sitting/dining room, kitchen with INTEGRATED APPLIANCES, separate UTILITY ROOM, two bedrooms, with bedroom one having a DRESSING ROOM and EN-SUITE shower room, along with a family bathroom. An internal viewing is highly recommended to appreciate the QUALITY of the accommodation of offer.

£259,950



**St Gotthards Avenue, Martlesham Heath**

## Entrance hall

Doors to cloaks cupboard, airing cupboard, open-plan sitting/dining room, utility room, both bedrooms and the family bathroom.

## Open-plan sitting/dining room

5.76m x 5.19m (18' 11" x 17' 0") (max) Dual aspect room with two bay windows to front and one to side, providing an abundance of natural light, feature fireplace, space for a comfy sofa/seating area as well as a family dining table. Door to:

## Kitchen

2.77m x 2.41m (9' 1" x 7' 11") Window to side, range of matching base and eye level units with worktops over, sink, built-in oven, hob and extractor over with integrated fridge/freezer and dishwasher. Open through to:

## Utility room

2.78m x 1.61m (9' 1" x 5' 3") External door to side and internal door into the entrance hall. Range of matching base and eye level units with worktops over, sink, space and plumbing for a washing machine and tumble dryer.

## Bedroom one

3.20m x 2.78m (10' 6" x 9' 1") Window to side and doors to the walk-in wardrobe and en-suite shower room.

## Walk-in wardrobe

1.70m x 1.05m (5' 7" x 3' 5") Range of built-in shelves and hanging rail.

### En-suite shower room

1.70m x 1.67m (5' 7" x 5' 6") Window to rear, shower cubicle, hand wash basin and WC.

## Bedroom two

2.94m x 2.80m (9' 8" x 9' 2") Bay window to side. fitted wardrobes.

## Bathroom

2.00m x 1.80m (6' 7" x 5' 11") Window to side, panel enclosed bath, hand wash basin and WC.

## Outside

The front of the property has been laid to lawn, with a block paved driveway to the side, providing off road parking, with a path leading to the entrance door. There is a lawned area to the other side of the property with a path leading to the side gate, giving access to the rear garden.

The rear garden has been mainly laid to lawn with a path giving access to the utility room, via steps, and the side gate leading to the front of the property. There is a 5' x 7' metal shed.

## Important information

Tenure - Not Applicable

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

Council tax band A.

Exempt from EF

Our ref: SM/elr.

### Agents note

The park home is purchased freehold but the land is owned by Tingdene where there is a monthly site fee of £209.27 per calendar month (as at 4 September 2025). All utilities are payable separately, in addition.

## 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

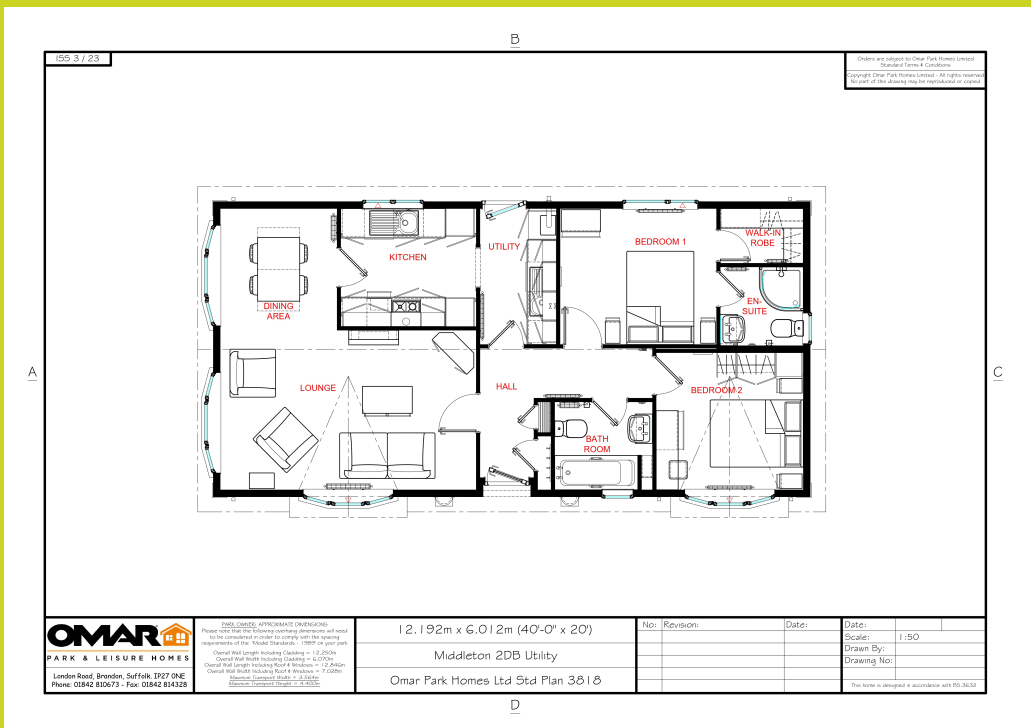
Using a SatNav, please use IP5 3RT as the point of destination.

## 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.

