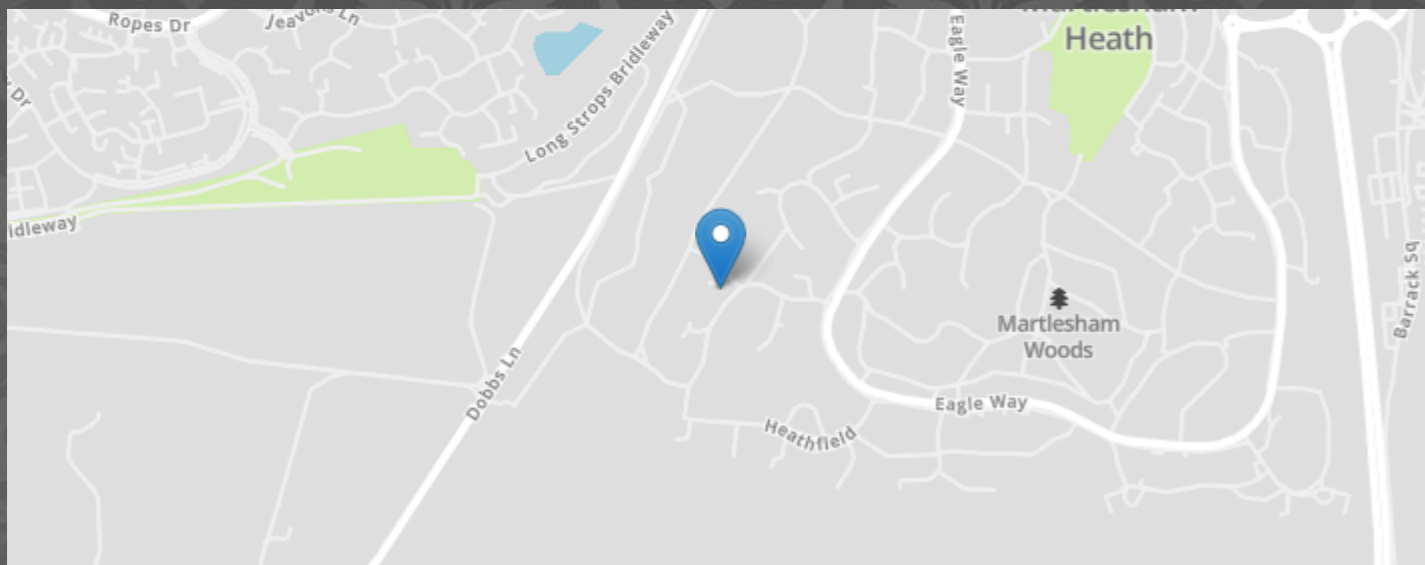


The Oaks, Martlesham Heath, Ipswich



- DESIRABLE MARTLESHAM HEATH LOCATION
- TWO RECEPTION ROOMS
- FIRST FLOOR FAMILY BATHROOM
- GARAGE

- THREE BEDROOM LINK DETACHED FAMILY HOME
- FRONT & ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING

MARKS & MANN



The Oaks, Martlesham Heath, Ipswich

Marks and Mann Estate Agents are delighted to offer for sale this beautifully presented three bedroom link detached family home located in the much desired area of Martlesham Heath. This stunning property benefits from a fitted kitchen, lounge, three bedrooms, first floor family bathroom, ground floor cloakroom, utility room, double glazing throughout, gas heating via radiators, driveway providing off road parking leading to the garage, front garden and enclosed rear garden. In the valuer's opinion the property is perfectly situated on the heath, is really well presented with some fantastic features, close to local amenities and with easy access to the A12 makes this property a must see. Marks and Mann have advised early viewing to avoid disappointment.

£385,000

MARKS & MANN

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Front

Block paved driveway providing off road parking, stoned area, side gate giving access to rear garden.

Entrance Hallway

Double glazed front entrance door. Storage cupboard. Coved and textured ceiling. Radiator. Door leading to the lounge. Door leading to:

Cloakroom

Hand wash basin, low level w/c. radiator, tiled flooring, double glazed window to side, partially tiled walls, coved and textured ceiling.

Lounge

6.02m x 4.20m (19' 9" x 13' 9") Stairs leading to the first floor, feature fireplace with surround, coved and textured ceiling, double glazed window to front, three radiators.

Dining Room

3.60m x 3.23m (11' 10" x 10' 7") Coved and textured ceiling, radiator, double glazed patio doors to rear.

Kitchen

3.61m x 2.66m (11' 10" x 8' 9") Tiled flooring, range of wall mounted units, range of floor mounted units and drawers, integrated dish washer, Range style oven with extractor fan over, tiled splash backs, radiator, coved and textured ceiling, circular stainless sink with mixer tap over. Double glazed window to rear. Integrated fridge freezer.

Utility Room

2.84m x 2.47m (9' 4" x 8' 1") Coved and textured ceiling, loft access, double glazed window to side, double glazed door to rear, sink with drainer unit, space & plumbing for washing machine, tumble dryer & fridge freezer, range of wall mounted units, range of floor mounted units and two drawers, radiator, door leading to the garage.

Landing

Double cupboard housing the hot water tank, single storage cupboard, loft access, and doors to:

Bedroom One

3.78m x 3.54m (12' 5" x 11' 7") Double built in wardrobe, double glazed window to rear, coved and textured ceiling, radiator.

Bedroom Two

3.60m x 2.82m (11' 10" x 9' 3") Double built in wardrobe, double glazed window to front, coved and textured ceiling, radiator.

Bedroom Three

3.15m x 2.69m (10' 4" x 8' 10") Built in storage cupboard, double glazed window to front, coved and textured ceiling, radiator.

Shower Room

2.63m x 2.17m (8' 8" x 7' 1") Pedestal wash basin, low level w/c. corner shower cubicle with electric shower, vinyl flooring, tiled splash backs, double glazed obscured window to rear, coved and textured ceiling.

Rear Garden

West facing garden. Wooden fence to sides and rear, block paved area to rear, mostly laid to lawn, mature borders with shrubs and trees, garden shed.

Garage

5.40m x 2.63m (17' 9" x 8' 8") Wall mounted boiler, up and over door, power and light.

Off Road Parking

Block paved driveway provides off road parking for two cars.

Important Information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band D.
EPC rating TBC.
Our ref: 5M

Location

Location - Martlesham Heath is a superb development just off the A12 between Ipswich and Woodbridge. The village has many amenities, including a doctors, pharmacy, butchers, bakery, convenience store, village green and pavilion, a pub, and a church. In addition, there is an aviation museum, as well as a retail park where you can find Tesco Extra, Next, M&S Food store, DIY stores, and other retail outlets.

The property is also within easy reach of popular local primary and high schools in both the state and private sectors and for the commuter, the A12/A14 are nearby, as well as a mainline railway station at Ipswich with a direct service to London Liverpool Street.

Directions

Please use IP5 3UN as the point of destination.

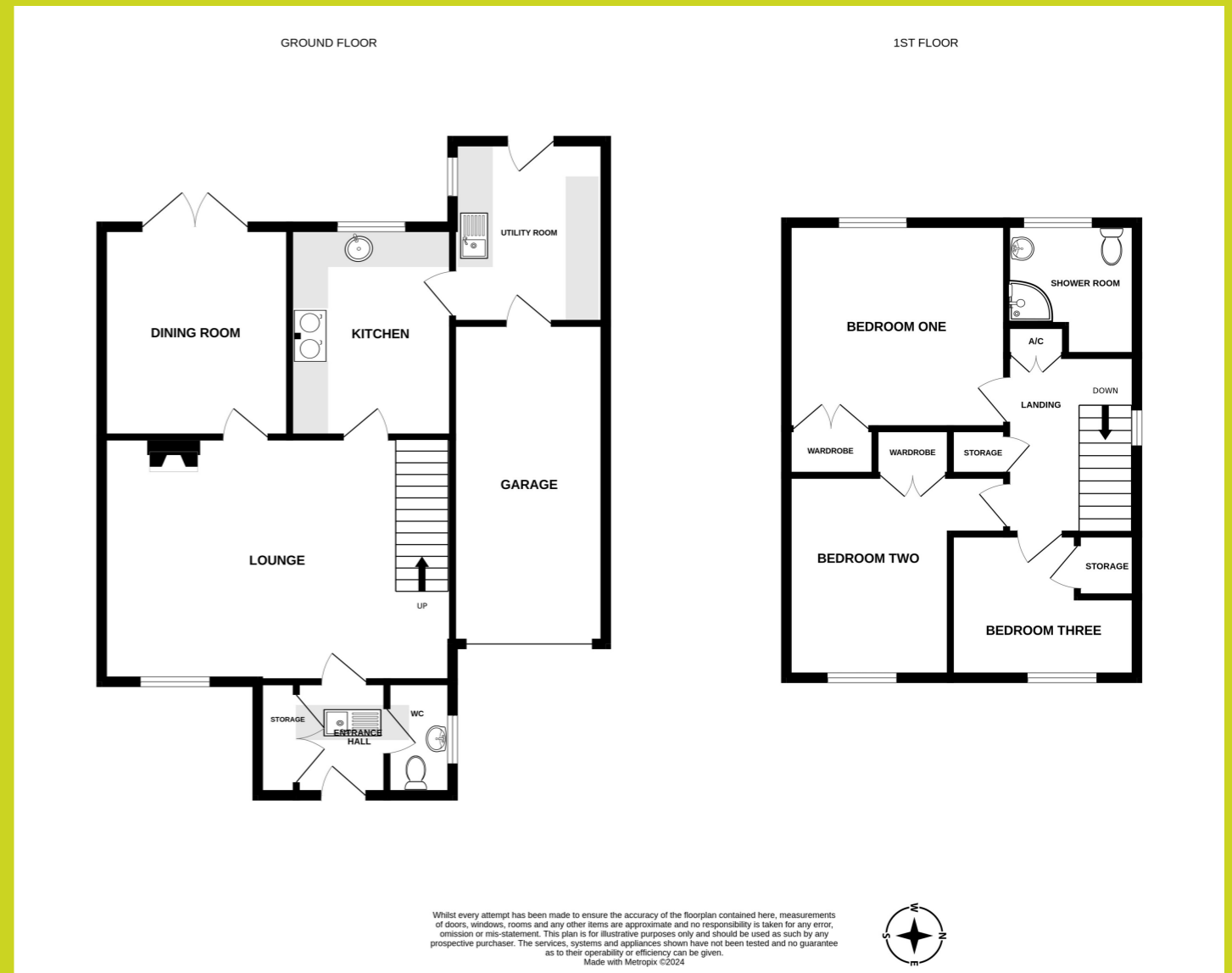
Disclaimer

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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.

