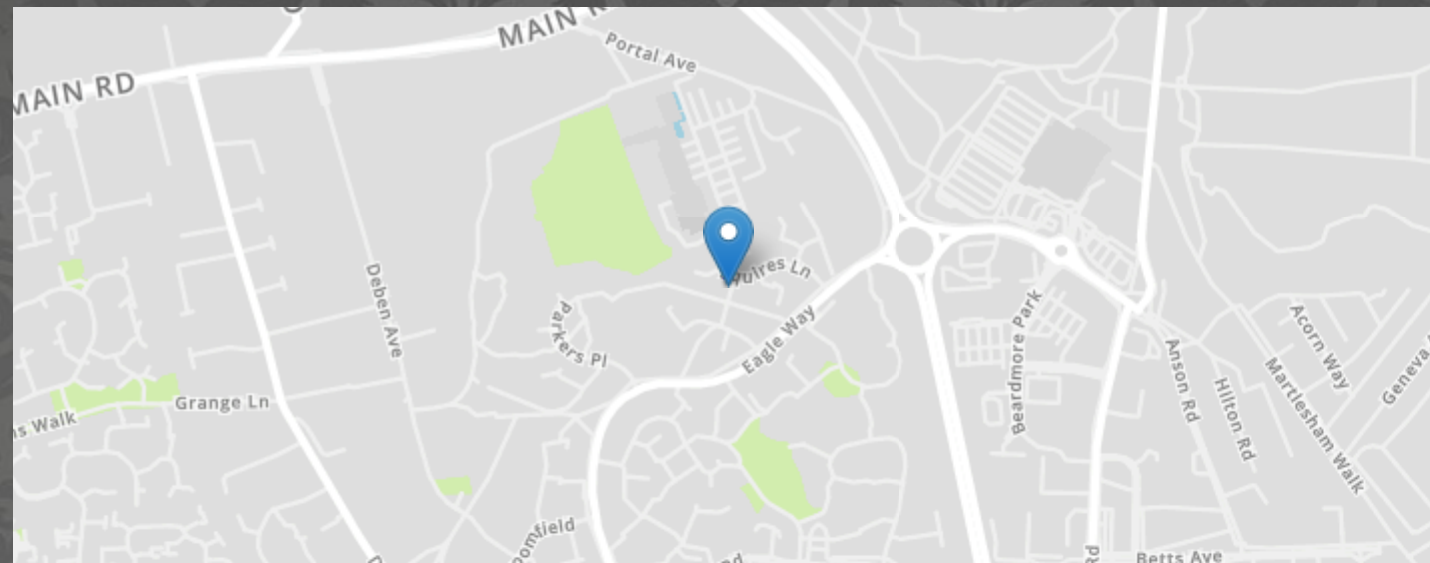


Squires Lane, Martlesham Heath, Ipswich



- LINK-DETACHED THREE BEDROOM FAMILY HOME
- KITCHEN AND SEPARATE DINING ROOM
- DRESSING AREA AND EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- EASY ACCESS TO A12/A14
- SITTING ROOM AND STUDY
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- SOLAR PANELS WITH BATTERIES AND EV CHARGER

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



Squires Lane, Martlesham Heath, Ipswich

Beautifully presented LINK-DETACHED THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN, GARAGE, PARKING, SOLAR PANELS and an EV CHARGER. Accommodation comprises entrance hall, sitting room, STUDY, dining room with BI-FOLD DOORS to the kitchen and CONSERVATORY and a downstairs cloakroom, with three bedrooms, with a DRESSING AREA and EN-SUITE SHOWER ROOM to bedroom one, and a family bathroom. An early viewing is highly advised to appreciate the ACCOMMODATION on OFFER.

£430,000

Squires Lane, Martlesham Heath, Ipswich

Storm porch

Door to:

Inner lobby

Door to entrance hall and door to:

Downstairs cloakroom

Window to front, hand wash basin and WC.

Entrance hall

Stairs to first floor and doors to the sitting room, kitchen and study.

Sitting room

6.28m x 3.38m (20' 7" x 11' 1") Window to front, feature fireplace, double doors to:

Dining room

3.38m x 3.17m (11' 1" x 10' 5") Space for a family dining table and two sets of internal bi-fold doors leading to the kitchen and conservatory.

Conservatory

3.36m x 2.89m (11' 0" x 9' 6") Windows and French doors to the side, overlooking and giving access to the rear garden.

Kitchen

3.31m x 3.00m (10' 10" x 9' 10") Window to rear, overlooking the garden, internal door back to the entrance hall and external door giving access to the rear garden. Range of matching base and eye level units with quartz worktops over, sink, built-under oven with hob and extractor over, built-in microwave and integrated appliances, including a fridge/freezer, dishwasher and washing machine.

Study

2.07m x 1.79m (6' 9" x 5' 10") Window to front.

First floor landing

Window to side, access to airing cupboard and doors to all three bedrooms and the family bathroom.

Bedroom one

3.68m x 3.58m (12' 1" x 11' 9") Window to front, range of fitted wardrobes, open through to:

Dressing area

2.53m x 2.40m (8' 4" x 7' 10") Range of fitted wardrobes, door to:

En-suite shower room

2.40m x 2.01m (7' 10" x 6' 7") Window to front, double walk-in shower, 'his and her' hand wash basins and WC.

Bedroom two

3.67m x 3.18m (12' 0" x 10' 5") Window to rear, overlooking the garden, fitted sliding door wardrobes.

Bedroom three

3.02m x 2.12m (9' 11" x 6' 11") Window to rear, overlooking the garden, two double fitted wardrobes.

Family bathroom

2.11m x 1.80m (6' 11" x 5' 11") Window to front, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been block paved, providing off road parking for up to three cars, leading to the garage, with up and over door, power and light connected. Access to the front door and side gate, leading to the rear garden. There is an EV charger which is to remain.

There is patio area to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with trees, hedges, plants and shrub borders, enclosed by wooden fencing. There is a garden shed which we understand is to remain.

Important information

Tenure - Freehold.

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

12 x 370w solar panels with 7.2 kWh pylon batteries.

Council tax band E.

EPC rating B.

Our ref: SM/elr.

Squires 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

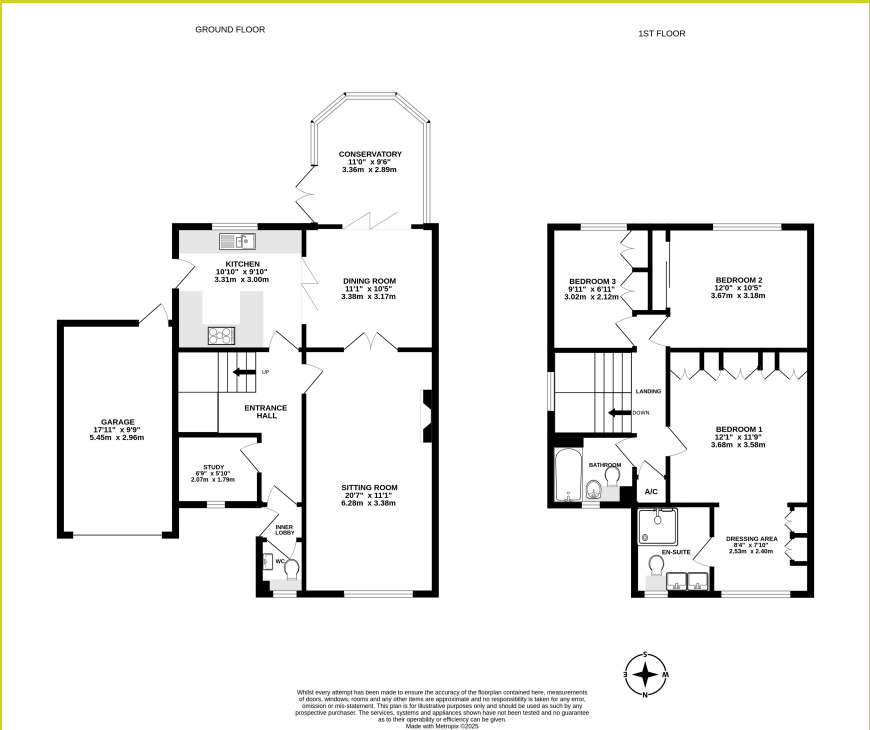
Using a SatNav, please use IP5 3UG as the point of destination.

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.

