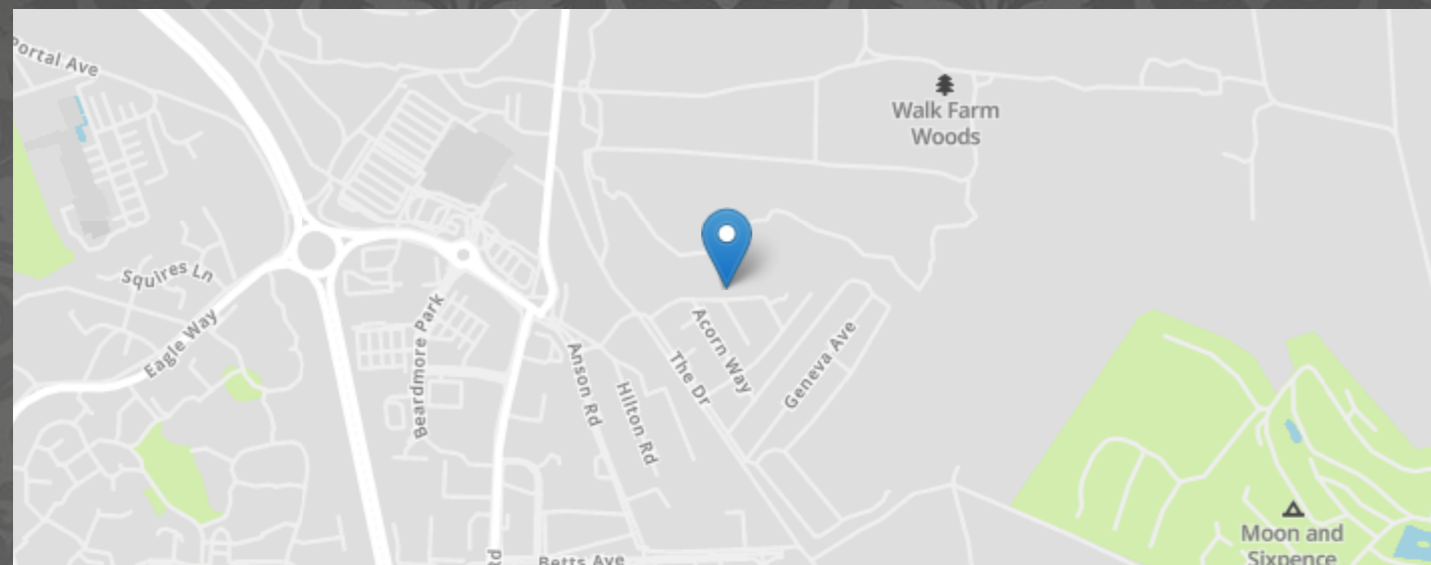


## Woodside, Martlesham Heath, Ipswich



- FALCON PARK MARTLESHAM HEATH
- VIEWS OVER WOODLAND
- OFF ROAD PARKING
- LOUNGE/DINER
- LARGER THAN AVERAGE GARDEN (FOR A PARK HOME)
- WHEELCHAIR ADAPTED DETACHED PARK HOME
- NEAR TO LOCAL AMENITIES
- TWO BEDROOMS
- WET ROOM

# MARKS & MANN

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# MARKS & MANN



## Woodside, Martlesham Heath, Ipswich

Marks and Mann are delighted to offer for sale this two bedroom Retirement park home situated in the desirable village of Martlesham close to shops and bus routes. Falcon Park is set in a quiet area (in the valuers opinion) and the bungalow has a rear garden over looking woodlands and is larger than the average home's on this Site. The property is offered to the over 45 year olds and comprises: Kitchen with appliances, lounge/diner, two bedrooms, a wet shower room and a separate w.c. Also benefiting from gas central heating, double glazed windows, off road parking. It is important to note that this park home has had numerous adaptations suitable for wheelchair users, this includes the widening of all interior doors (excluding bedroom two) and the door to rear.

**£180,000**

# Woodside, Martlesham Heath, Ipswich

## Front

Front garden laid mainly to shingle with various shrubs and plants. Pathway and steps leading to front door. Driveway providing off road parking for 2 cars and access to the rear garden by a gate.

## Front Door

Leading to:

## Kitchen

4.05m x 2.90m (13' 3" x 9' 6") Range of matching base, wall and floor units, work surface area with stainless steel sink unit, electric oven, four ring gas hob and extractor over. Integrated fridge and freezer. Space and plumbing for washing machine & dishwasher. Wooden style flooring. Coved textured ceiling. Double glazed window to front. Opening to:

## Lounge/Diner

Lounge 4.89m x 2.98m (16' 1" x 9' 9") Coved textured ceiling. Double glazed window to the side. Double glazed door to rear garden with side light. Fireplace with electric coal effect fire. Wooden style flooring.

Dining Area 3.45m x 2.88m (11' 4" x 9' 5") Coved textured ceiling. Double glazed window to front. Radiator. Wooden style flooring.

## Wet room

Walking shower, low level w.c. Pedestal wash basin. Double glazed window to rear Radiator. Airing cupboard with shelving and radiator.

## WC

Low level w.c. Pedestal wash basin. Double glazed window to rear. Laminate flooring.

## Inner Hall

Coved textured ceiling. Wooden style flooring. Storage cupboard.

## Master Bedroom

3.86m x 2.90m (12' 8" x 9' 6") Coved texture ceiling, double glazed window to front, radiator, wooden style flooring, sliding door to hall.

## Bedroom Two

2.90m x 2.90m (9' 6" x 9' 6") Coved texture ceiling, double glazed window to side, radiator, wooden style flooring.

## Rear Garden

The rear garden is of good size for a Park Home (in the valuers opinion) and overlooks a woodland area. The main area of the garden is shingle providing low maintenance with numerous shrubs and plants. Patio area. Storage shed. Outside tap. Along the side of the home is a shingle pathway leading to a further storage shed.

## 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.

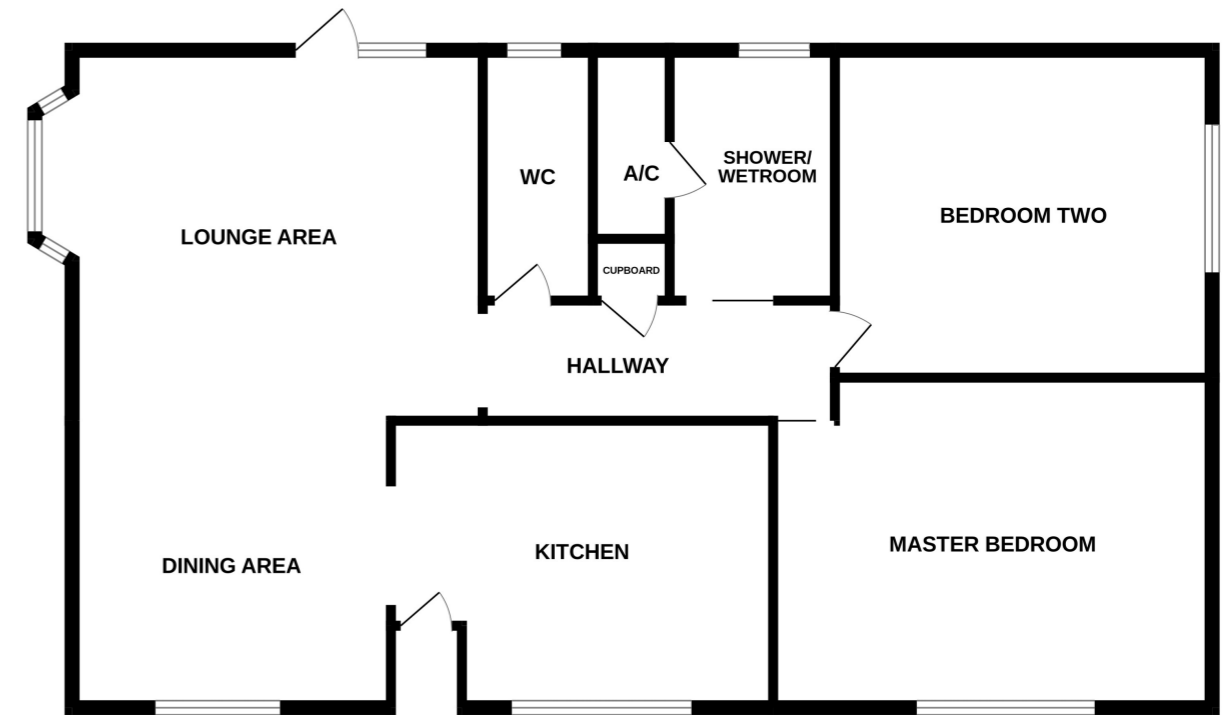
## Money Laundering Regulations

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.

## Council Tax Band

At the time of instruction the council tax band for this property is band A.

# Woodside, Martlesham Heath, Ipswich



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The above floor plans are not to scale and are shown for indication purposes only.

