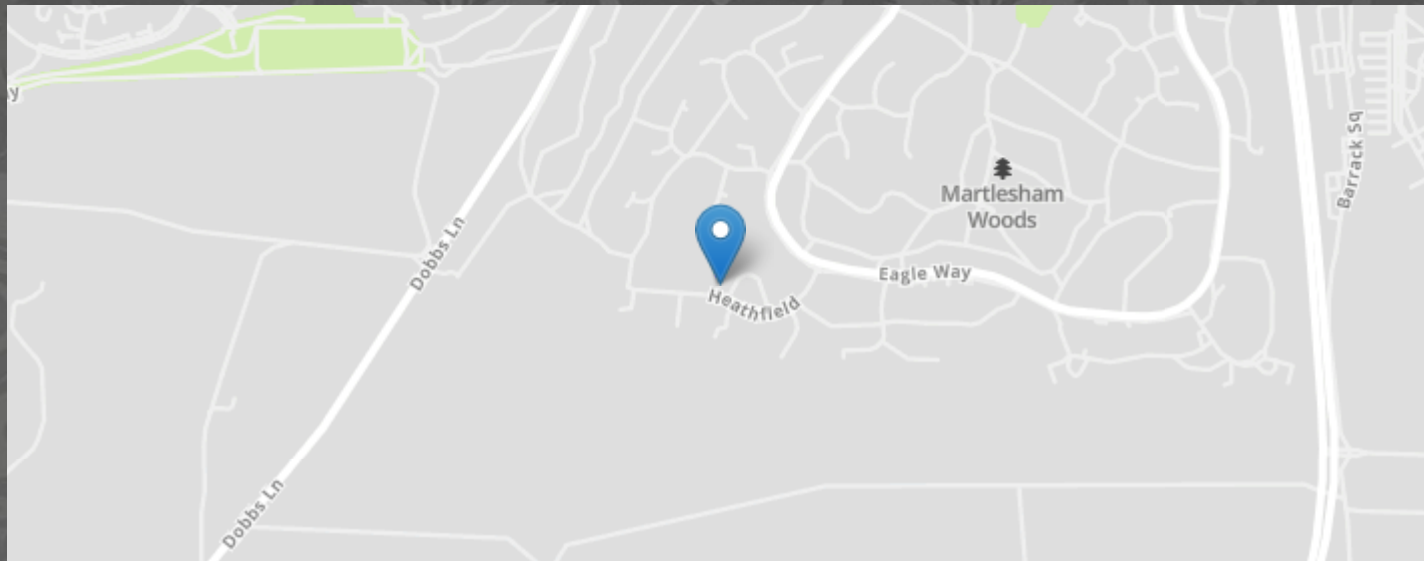


## Heathfield, Martlesham Heath, Ipswich



- NO ONWARD CHAIN
- OPEN-PLAN KITCHEN/BREAKFAST ROOM WITH SEPARATE DINING ROOM
- UTILITY ROOM AND BOOT ROOM
- EN-SUITE BATHROOM TO BEDROOM ONE
- DOUBLE GARAGE AND AN ABUNDANCE OF OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE WITH EASY ACCESS TO A12/A14

- SUBSTANTIAL, DETACHED, FIVE BEDROOM FAMILY HOME
- SITTING ROOM AND CONSERVATORY
- TWO DOWNSTAIRS CLOAKROOMS AND UPSTAIRS FAMILY BATHROOM
- PRIVATE REAR GARDEN WITH CURRENT FIELD VIEWS
- GENEROUS PLOT IN CUL-DE-SAC POSITION

# MARKS & MANN

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# MARKS & MANN



## Heathfield, Martlesham Heath, Ipswich

\*\*\*NO ONWARD CHAIN\*\*\*

SUBSTANTIAL, EXTENDED DETACHED, FIVE BEDROOM FAMILY HOME with PRIVATE rear GARDEN, DOUBLE GARAGE and off road PARKING. Accommodation comprises, entrance porch, entrance hall, sitting room, CONSERVATORY, kitchen/breakfast room, UTILITY ROOM, separate dining room, BOOT ROOM and two downstairs cloakrooms, with five bedrooms, with an EN-SUITE BATHROOM to bedroom one, and a family bathroom. Situated in a CUL-DE-SAC position, occupying a GENEROUS PLOT, an internal viewing is strongly advised to appreciate the SPACE and VERSATILITY of the accommodation on offer.

**£780,000**

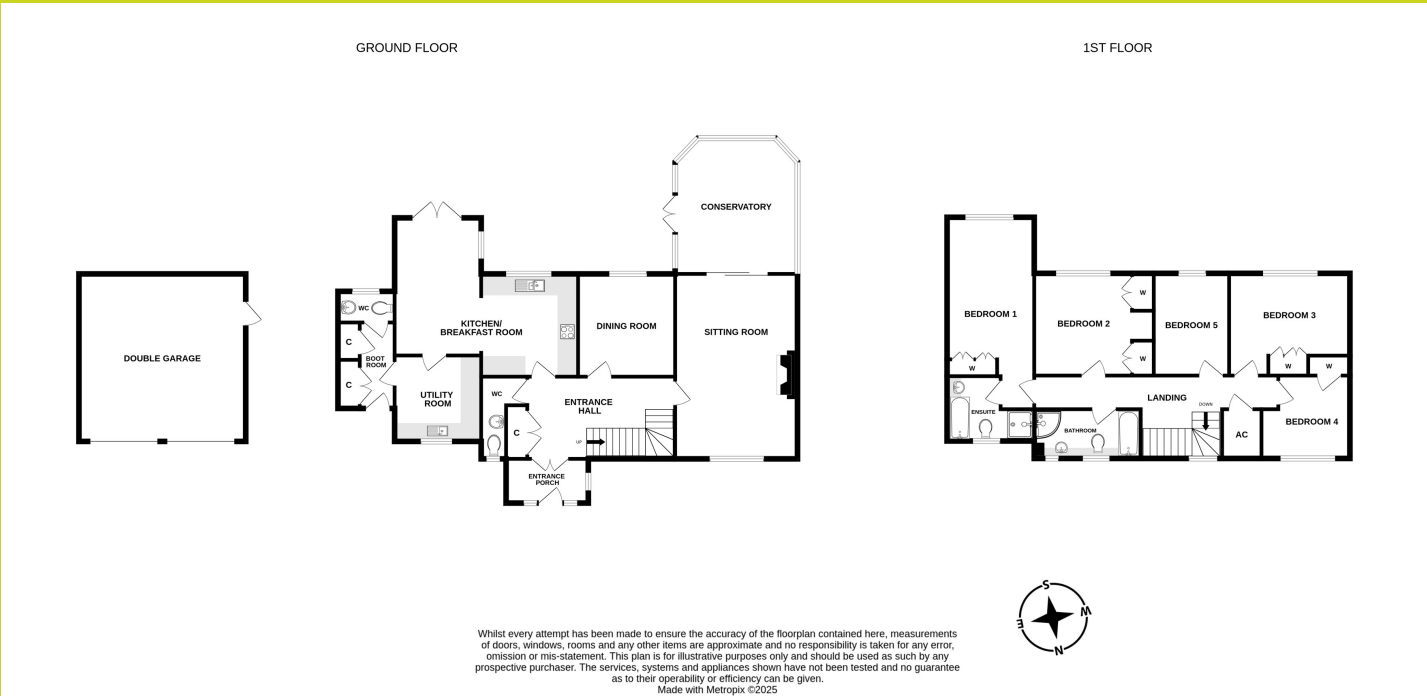


Heathfield, Martlesham Heath, Ipswich

Entrance porch	Bedroom one
2.63m x 1.48m (8' 8" x 4' 10") Window to side, double doors to:	6.27m x 2.74m (20' 7" (max x 9' 0") Window to rear, overlooking the garden, two built-in double wardrobes, door to:
Entrance hall	En-suite bathroom
Spacious hallway with stairs to first floor, double storage cupboard and doors to sitting room, dining room, kitchen/breakfast room and downstairs cloakroom.	Window to front, panel enclosed bath, separate shower cubicle, hand wash basin and WC.
Downstairs cloakroom	Bedroom two
Window to front, hand wash basin and WC.	4.20m x 3.33m (13' 9" x 10' 11") Window to rear, overlooking the garden, two built-in double wardrobes.
Sitting room	Bedroom three
5.95m x 4.02m (19' 6" x 13' 2") Window to front, electric feature fireplace and patio doors to:	3.47m x 3.32m (11' 5" x 10' 11"(max) Window to rear, overlooking the garden, built-in triple wardrobe.
Conservatory	Bedroom four
4.23m x 3.88m (13' 11" x 12' 9") Windows to all sides and French doors to side, overlooking and giving access to the rear garden.	3.33m x 2.62m (10' 11" x 8' 7") Window to rear, overlooking the garden.
Dining room	Bedroom five
3.32m x 3.03m (10' 11" x 9' 11") Window to rear, overlooking the garden, serving hatch to kitchen and space for a family dining table. Currently being used as a home office.	3.17m x 2.50m (10' 5" (max) x 8' 2") Window to front, built-in wardrobe.
Kitchen/breakfast room	Family bathroom
3.31m x 3.21m (10' 10" x 10' 6") Kitchen area 4.42m x 2.76m (14' 6" x 9' 1") Breakfast room The kitchen area has a window to rear, overlooking the garden. Range of matching base and eye level units with worktops over, sink, built-in double oven, hob with extractor over and integrated dishwasher. Serving hatch to dining room and opening through to the breakfast room area which has a window to side and French doors overlooking and leading into the garden. There is room for a family dining table and door to:	Window to front, panel enclosed bath, corner shower cubicle, hand wash basin and WC.
Utility room	Outside
2.99m x 2.78m (9' 10" x 9' 1") Range of matching base and eye level units with worktops over, sink, integrated fridge/freezer and space and plumbing for a washing machine and tumble dryer. Door to:	The front of the property is accessed via electric wrought iron gates, with a paved driveway providing off road parking for multiple cars. There is access to the double garage, 5.35m x 5.25m (17' 7" x 17' 3") with two up and over doors, power and light connected. There are lawned areas to both sides, with access to the front door and rear garden, enclosed by brick walls, wooden fencing and hedging.
Boot room	Information Information
Abundance of storage, external door to the front of the property and door to:	Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band E. EPC rating C. Our ref: SM/elr.
Second downstairs cloakroom	
Window to rear, hand wash basin and WC.	
First floor landing	
Window to front, access to airing cupboard and doors to all five bedrooms and the family bathroom.	

Heathfield, Martlesham Heath, Ipswich

Agents note	Disclaimer
There is a yearly membership fee payable of £45 per annum (as at 2025-2026) to Martlesham Heath Householders Ltd (MHHL), a non profit making company, owned by the homeowners of Martlesham Heath, whose remit is the maintenance of approximately 140 acres of open spaces and other assets owned by the company.	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.
Location	Anti-Money Laundering Regulations
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.	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.
Directions	
Using a SatNav, please use IP5 3UB as the point of destination.	



The above floor plans are not to scale and are shown for indication purposes only.

