

- 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



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.

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£780,000

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Entrance porch

2.63m x 1.48m (8' 8" x 4' 10") Window to side, double doors to:

Entrance hall

Spacious hallway with stairs to first floor, double storage cupboard and doors to sitting room, dining room, kitchen/breakfast room and downstairs cloakroom.

Downstairs cloakroom

Window to front, hand wash basin and WC.

Sitting room

5.95m x 4.02m (19' 6" x 13' 2") Window to front, electric feature fireplace and patio doors to:

Conservatory

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.

Dining room

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.

Kitchen/breakfast room

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:

Utility room

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:

Boot room

Abundance of storage, external door to the front of the property and door to:

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.

Bedroom one

6.27m x 2.74m (20' 7" (max) x 9' 0") Window to rear, overlooking the garden, two built-in double wardrobes, door to:

En-suite bathroom

Window to front, panel enclosed bath, separate shower cubicle, hand wash basin and WC.

Bedroom two

4.20m x 3.33m (13' 9" x 10' 11") Window to rear, overlooking the garden, two built-in double wardrobes.

Bedroom three

3.47m x 3.32m (11' 5" x 10' 11") Window to rear, overlooking the garden, built-in triple wardrobe.

Bedroom four

3.33m x 2.62m (10' 11" x 8' 7") Window to rear, overlooking the garden.

Bedroom five

3.17m x 2.50m (10' 5" (max) x 8' 2") Window to front, built-in wardrobe.

Family bathroom

Window to front, panel enclosed bath, corner shower cubicle, hand wash basin and WC.

Outside

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.

There is a generous 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 and shrubs and a low level picket fencing, with current field views to the rear.

Information information

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.

Agents note

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.

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

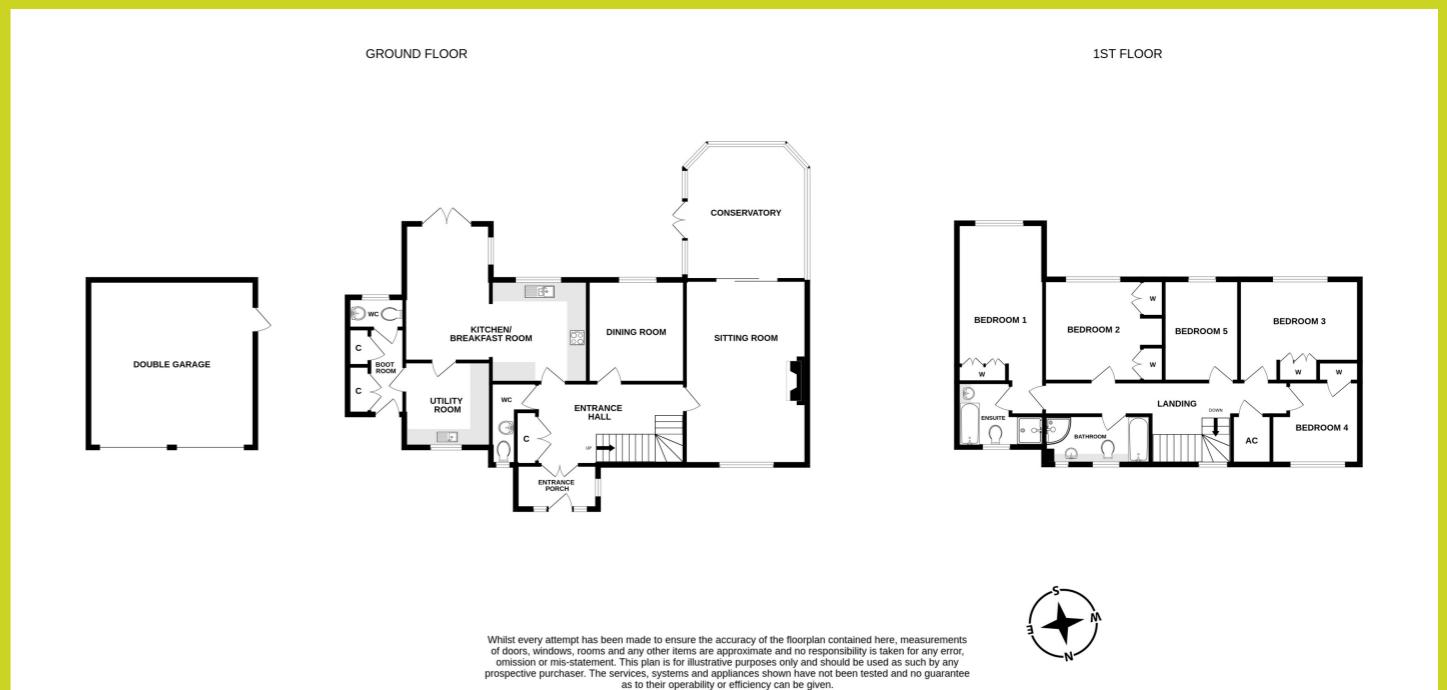
Using a SatNav, please use IP5 3UB as the point of destination.

Disclaimer

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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.

