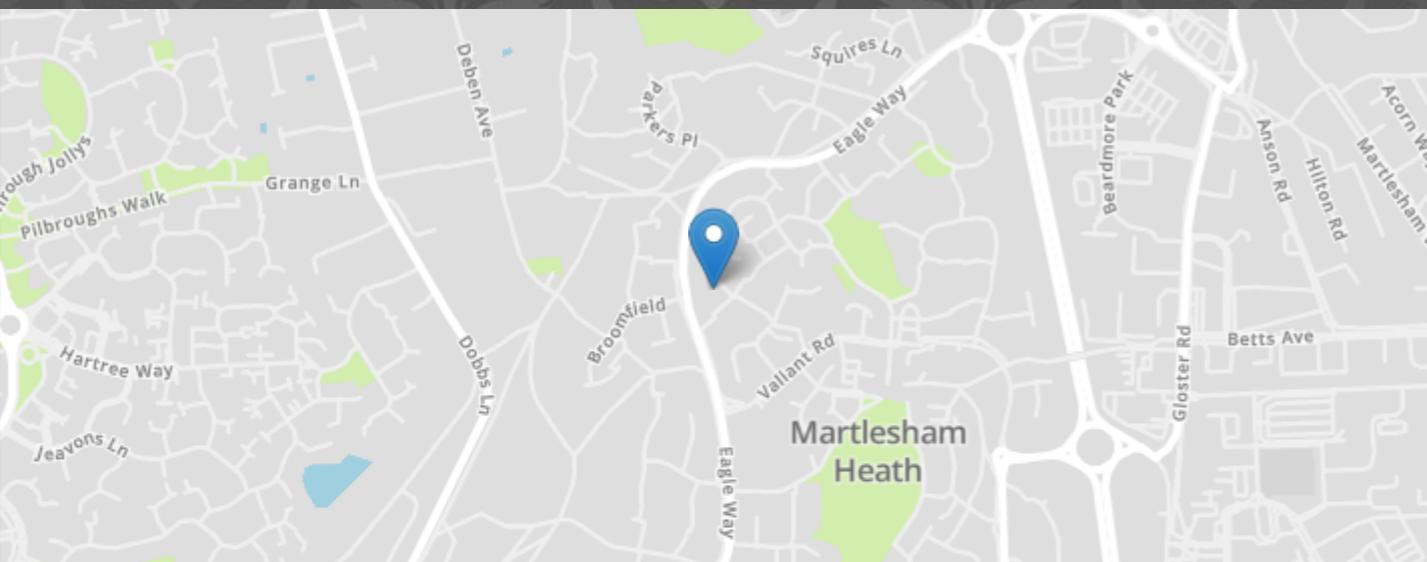


Carlford Close, Martlesham Heath



- *** NO ONWARD CHAIN ***
- DETACHED TWO BEDROOM HOME
- NEWLY FITTED KITCHEN
- SOUTH-EAST FACING REAR GARDEN
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

- RECENTLY REFURBISHED THROUGHOUT
- SITTING ROOM WITH PATIO DOORS TO GARDEN
- FAMILY BATHROOM
- TWO GARDEN SHEDS TO REMAIN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

MARKS & MANN



Carlford Close, Martlesham Heath

*** NO ONWARD CHAIN ***

Located on popular MARTLESHAM HEATH, close to LOCAL SCHOOLS, shops, amenities and bus route, is this RECENTLY REFURBISHED THROUGHOUT, DETACHED, TWO BEDROOM HOME with PRIVATE, SOUTH-EAST FACING REAR GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting room and kitchen, with two bedrooms and a family bathroom upstairs. An early viewing is strongly advised to appreciate the accommodation on offer.

MARKS & MANN

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£280,000

Carlford Close, Martlesham Heath

Entrance hall

Front door with two full height panel windows to either side, providing an abundance of natural light, stairs to first floor and doors to the kitchen and sitting room.

Kitchen

2.89m x 2.44m (9' 6" x 8' 0")

Window to rear, overlooking the garden. Range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a washing machine.

Sitting room

4.76m (max) x 4.05m (15' 7" (max) x 13' 3")

Dual aspect room with window to front and patio doors to rear, overlooking and giving access to the rear garden. Understairs storage cupboard.

First floor landing

Window to front, access to cupboard and doors to both bedrooms and the family bathroom.

Bedroom one

3.71m x 2.90m (12' 2" x 9' 6")

Window to rear, overlooking the garden.

Bedroom two

2.78m x 2.59m (9' 1" x 8' 6")

Window to rear, overlooking the garden.

Family bathroom

2.05m x 1.75m (6' 9" x 5' 9")

Window to side, panel enclosed bath with shower attachment, hand wash basin and WC.

Outside

The front of the property has been block paved, providing off road parking for multiple vehicles, with access to the front door and garage measuring 5.30m x 2.72m (17' 5" x 8' 11"), with up and over door, with power and light connected. A side gate leads to the rear garden.

The south-easterly facing rear garden has a two patio areas with pergolas, ideal for outdoor entertaining and alfresco dining with the remainder mainly laid to lawn, enclosed by wooden fencing and trees, providing excellent screening and privacy. There are two wooden sheds, both of which are to remain at the property. A personnel door gives access to the garage.

Important information

Tenure - Freehold.

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

Council tax band B.

EPC rating E.

Our ref: SM/elr.

Agents note

"Recent refurbishment"

The property has recently undergone a full refurbishment, including:

- a new central heating system
- newly fitted kitchen
- new carpets and redecoration throughout
- external lighting in the garden.

"Annual charge"

There is an annual charge payable to the Martlesham Heath Householders Ltd (MHHL), with the payment for the 2025-2026 financial year being £45. This is a mandatory fee for all householders on Martlesham Heath whose properties fall under MHHL land ownership, with payment being due on the 1st of October every year.

Carlford Close, Martlesham Heath

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.

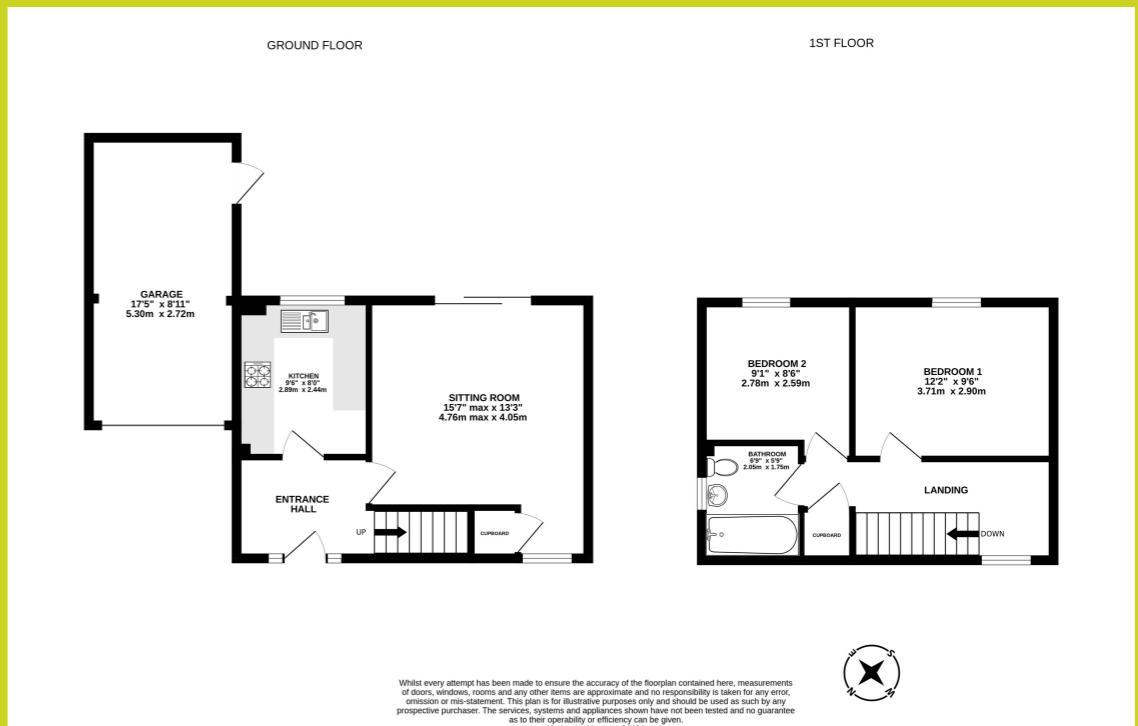
Highly regarded primary and secondary schools are within easy reach, as is the popular market town of Woodbridge which sits along the River Deben, with an array of local and national shops, boutiques, restaurants and bars. For the commuter, the A12/A14 are both within easy reach, as is the mainline train station at Ipswich, with a direct link to London Liverpool Street.

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.

