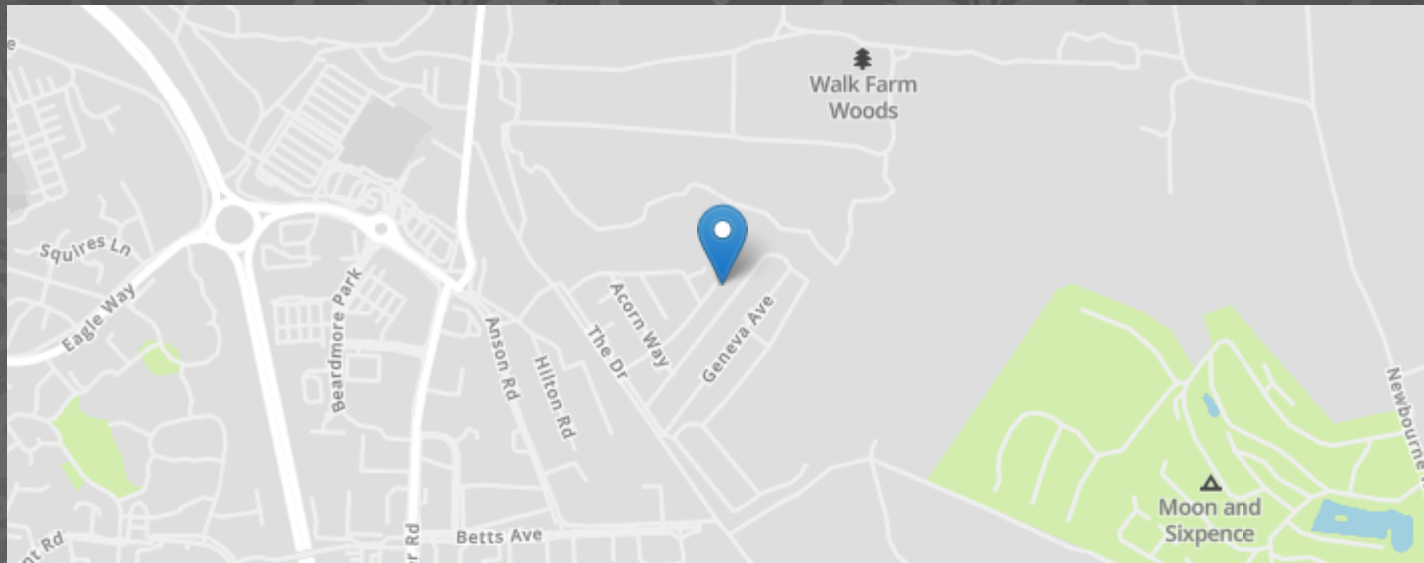


The Avenue, Martlesham Heath, Ipswich



MARKS & MANN



- NO ONWARD CHAIN
- SITTING/DINING ROOM
- ENSUITE AND BUILT IN WARDROBE TO BEDROOM ONE
- SHOWER ROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES

- THREE BED DETACHED PARK HOME
- KITCHEN AND UTILITY ROOM
- TWO FURTHER BEDROOMS
- GARAGE AND OFF ROAD PARKING
- OVER 45'S ONLY

The Avenue, Martlesham Heath, Ipswich

Offered for sale with NO ONWARD CHAIN, on Falcon Park in Martlesham Heath, is this fantastic DETACHED THREE BEDROOM PARK HOME with a GARAGE, rear GARDEN and off road PARKING. Accommodation comprises OPEN-PLAN sitting/dining area, kitchen, lobby, three bedrooms, with an en-suite to bedroom one, and a separate shower room.

MARKS & MANN

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Website www.marksandmann.co.uk

£230,000

The Avenue, Martlesham Heath, Ipswich

Entrance hall

Window to front, storage cupboard and doors to the kitchen, sitting room, all three bedrooms and the shower room.

Sitting/Diner room

5.90m x 4.56m (19' 4" x 15' 0")

Dual aspect room with two windows to the side and two to the front, feature fireplace.

Kitchen

3.28m x 2.87m (10' 9" x 9' 5")

Window to rear, range of matching base and eye level units with worktops over, sink, built-in oven, hob with extractor over with space for a fridge/freezer. Opening through to:

Utility room

Storage cupboard and external door to the rear garden, base and eye level units with worktops over with space and plumbing for a washing machine and tumble dryer.

Bedroom one

3.28m x 2.87m (10' 9" x 9' 5")

Window to rear, doors to the wardrobe and en-suite shower room.

En-suite shower room

Window to side, shower cubicle, hand wash basin and WC.

Bedroom two

3.06m x 2.85m (10' 0" x 9' 4") Window to front.

Bedroom three/Study

1.96m x 1.83m (6' 5" x 6' 0") Window to front.

Shower room

Window to front, shower cubicle, hand wash basin and WC.

Outside

The front of the property has been laid to low maintenance stones with shrub borders and a path leading to the front door. To the side there is a driveway providing off road parking leading to the garage with up and over door, power and light connected. A side gate gives access to the rear garden.

The rear garden has been predominately laid to lawn, enclosed by fencing.

Services

Tenure - Leasehold.

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

Council tax band A.

EPC rating n/a.

Our ref: SM/elr.

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.

The popular market town of Woodbridge is within easy reach 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 3QL 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.

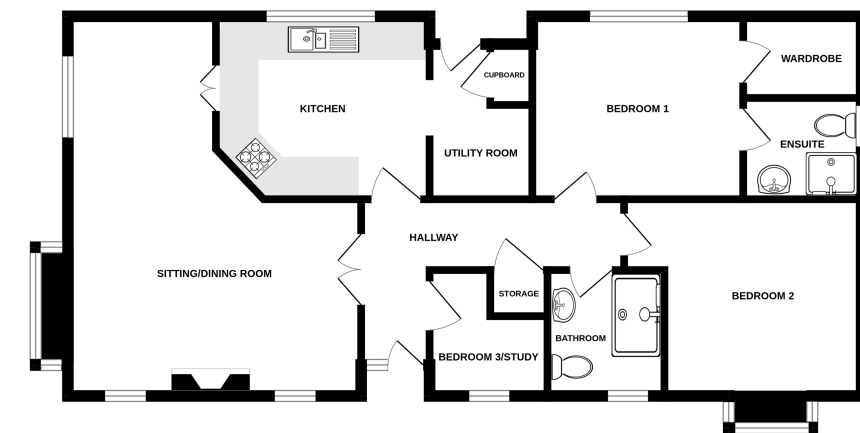
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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 Avenue, Martlesham Heath, Ipswich

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.
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.

