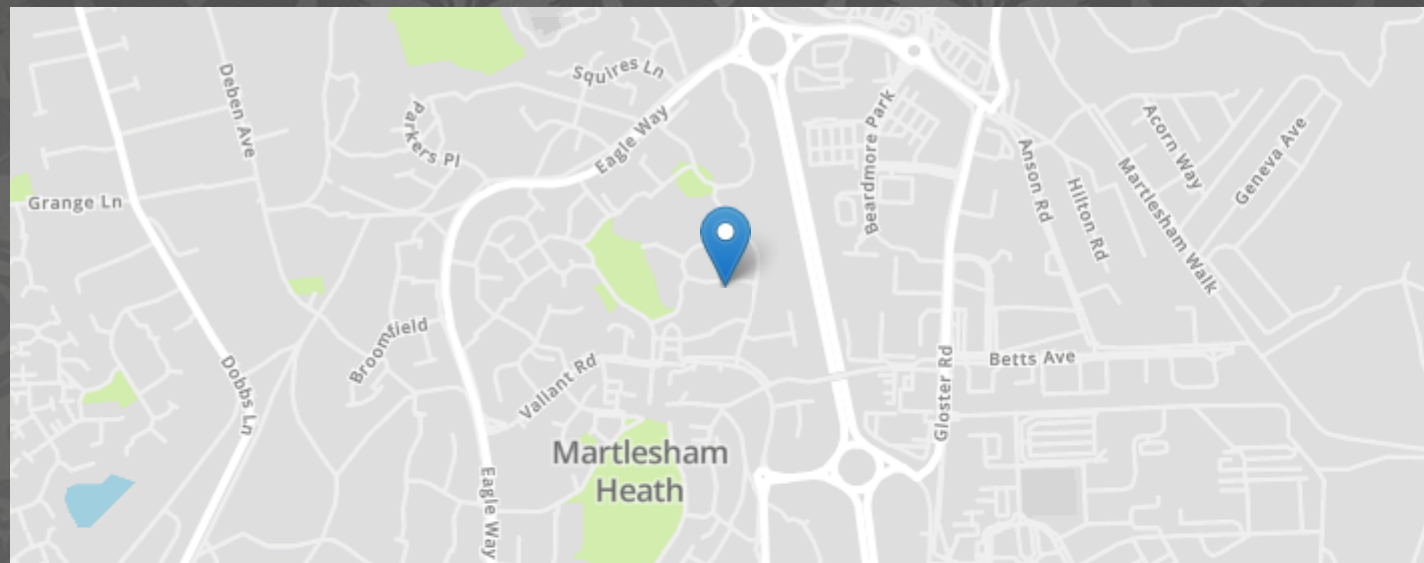


Farriers Close, Martlesham Heath, Ipswich



- SEMI-DETACHED THREE BEDROOM FAMILY HOME
- VERSATILE OPEN-PLAN LIVING ACCOMMODATION
- MODERN FAMILY BATHROOM
- GARAGE AND PARKING
- EASY ACCESS TO A12/A14

- WELL-PRESENTED HOME
- SITTING ROOM OPENING INTO KITCHEN/DINING ROOM
- GARDEN WITH PATIO AREA, IDEAL FOR OUTDOOR ENTERTAINING
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- POPULAR MARTLESHAM HEATH

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MARKS & MANN



Farriers Close, Martlesham Heath, Ipswich

SEMI-DETACHED THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN, GARAGE and PARKING. Accommodation comprises entrance hall, sitting room and KITCHEN/DINING ROOM, with three bedrooms and a family bathroom upstairs. The property offers OPEN-PLAN LIVING ACCOMMODATION, ideal for FAMILIES and COUPLES alike, and being close to LOCAL SCHOOLS, shops, amenities and BUS ROUTE, an internal viewing is advised to appreciate the accommodation on offer.

£275,000

Farriers Close, Martlesham Heath, Ipswich

Entrance hall

Window and door to front, stairs to the first floor with under stairs storage cupboard and doors to the sitting room and kitchen/dining room.

Sitting room

3.88m x 2.96m (12' 9" x 9' 9") Window to front, open through to:

Kitchen/dining room

4.76m x 3.18m (15' 7" x 10' 5") Window and French doors to rear, overlooking and leading into the rear garden. Space at one side for a family dining table, and at the other, a 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 dishwasher, washing machine and tumble dryer.

First floor landing

Access to the airing cupboard and doors to all three bedrooms and the family bathroom.

Bedroom one

3.64m (max) x 2.48m (11' 11" (max) x 8' 2") Window to front.

Bedroom two

3.45m (max) x 2.57m (max) (11' 4" (max) x 8' 5" (max)) Window to rear overlooking the garden.

Bedroom three

2.68m x 2.21m (8' 10" x 7' 3") Window to front.

Family bathroom

2.08m x 1.71m (6' 10" x 5' 7") Window to rear, fully tiled, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been laid to low maintenance decorative stones, with a path leading to the front door and a side gate, providing access to the rear garden, enclosed by hedging to the front.

The generous rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn with plant and shrub borders, enclosed by wooden fencing.

The property benefits from a garage which is located in a block with off road parking in front.

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 D.
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.

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.

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Directions

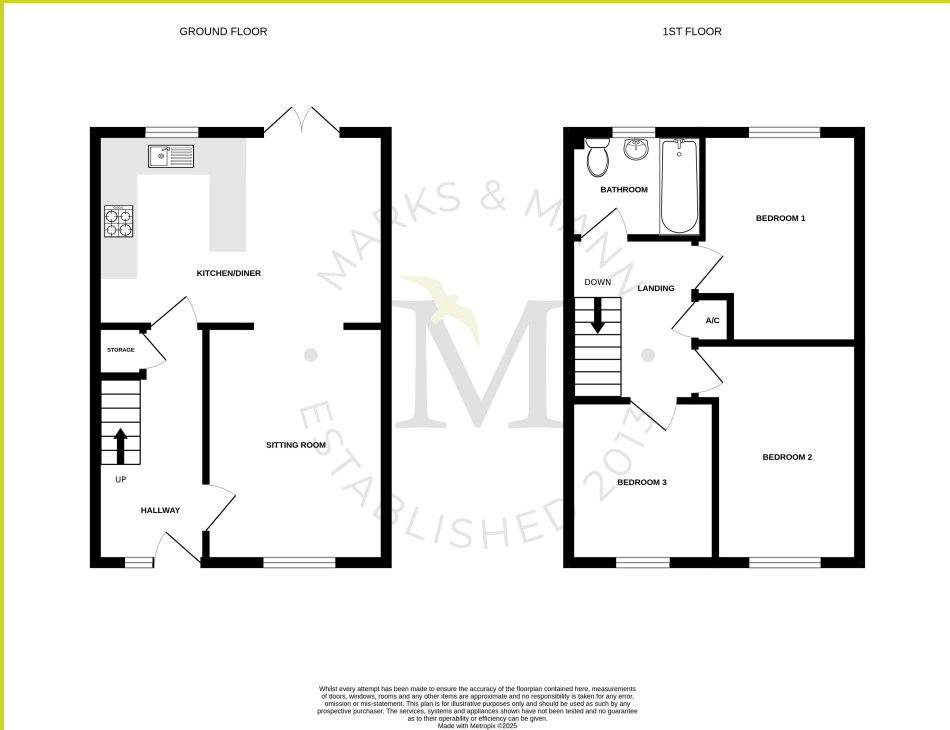
Using a SatNav, please use IP5 3SW as the point of destination.

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.

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.

