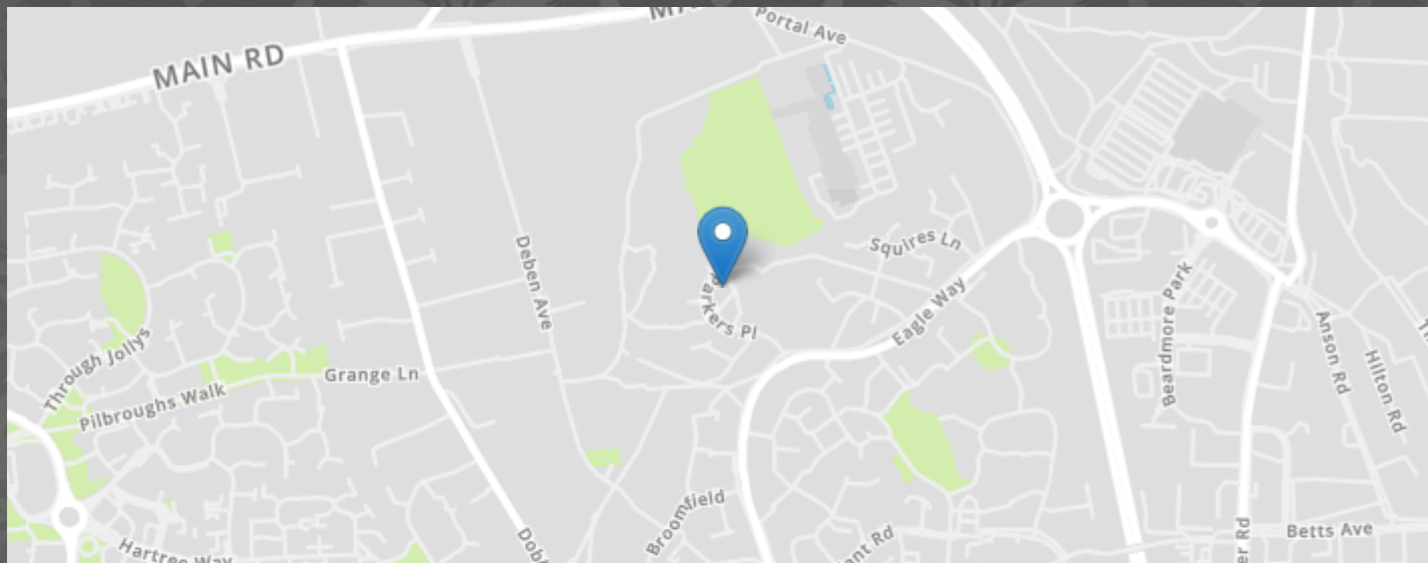


## Parkers Place, Martlesham Heath, Ipswich



- POPULAR MARTLESHAM HEATH
- TWO BEDROOM DETACHED BUNGALOW
- GENEROUS REAR GARDEN
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE
- NO ONWARD CHAIN
- WATER SOFTENER FITTED
- GARAGE AND OFF ROAD PARKING
- A12/A14 WITHIN EASY REACH

# MARKS & MANN



## Parkers Place, Martlesham Heath, Ipswich

Offered for sale with NO ONWARD CHAIN, in the popular area of MARTLESHAM HEATH, is this TWO BEDROOM DETACHED BUNGALOW with GENEROUS REAR GARDEN, GARAGE and OFF ROAD PARKING. Accommodation comprises entrance porch, hallway, kitchen, lounge/dining room, two bedrooms and shower room. An early viewing is strongly advised to avoid disappointment.

# MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£415,000**

## Parkers Place, Martlesham Heath, Ipswich

### Entrance porch

Windows and patio doors to front, with door to:

### Hallway

Doors to the lounge/dining room, kitchen, both bedrooms, the shower room, and two storage cupboards.

### Lounge/dining room

7.03m x 4.99m (23' 1" x 16' 4") Triple aspect room with windows to front and both sides, feature fireplace (which we have been advised has been reconnected and serviced), serving hatch to kitchen and patio doors to:

### Conservatory

3.89m x 2.78m (12' 9" x 9' 1") Windows and doors to side overlooking and leading into the garden.

### Kitchen

3.06m x 3.00m (10' 0" x 9' 10") Window and door to rear overlooking and leading into the garden and a servicing hatch to the lounge/dining room. The kitchen features a range of matching base and eye level units with worktops over, sink, freestanding cooker (which we understand is to remain), space and plumbing for a washing machine and fridge/freezer (we have been advised that both these appliances are available to purchase by separate negotiation). water softener.

### Bedroom one

4.10m (max) x 3.05m (13' 5" (max) x 10' 0") Window to rear, built-in double wardrobe.

### Bedroom two

4.10m (max) x 2.73m (13' 5" (max) x 8' 11") Window to front, built-in double wardrobe.

### Shower room

2.29m x 1.93m (7' 6" x 6' 4") Window to rear, walk-in double shower cubicle, hand wash basin and WC. There is a vanity area on one wall with matching base and eye level storage units.

### Outside

The front of the property has been laid to lawn with a path to the front door. A driveway provides off road parking leading to the garage 5.16m x 2.72m (16' 11" x 8' 11") which has an electric up and over door with power and light connected. A side gate gives access to the rear garden.

There is a patio area to the immediate rear of the property with the remainder predominately laid to lawn, with plant, shrub and flower borders, enclosed by wooden fencing and brick walls. There is a shed, and greenhouse, which we understand are to remain, with a vegetable garden area.

### Important information

Tenure - Freehold.

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

Council tax band D

EPC rating TBC.

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.

### Directions

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

### Agent notes

Gas fire in lounge/dinner has just been reconnected and serviced.

Boiler is approximately 2 years old (combi) and up to date with service history.

Conservatory has underfloor heating and radiator.

Garage power, light and electric up and over door.

Shed and greenhouse to remain.

## Parkers Place, Martlesham Heath, Ipswich

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

