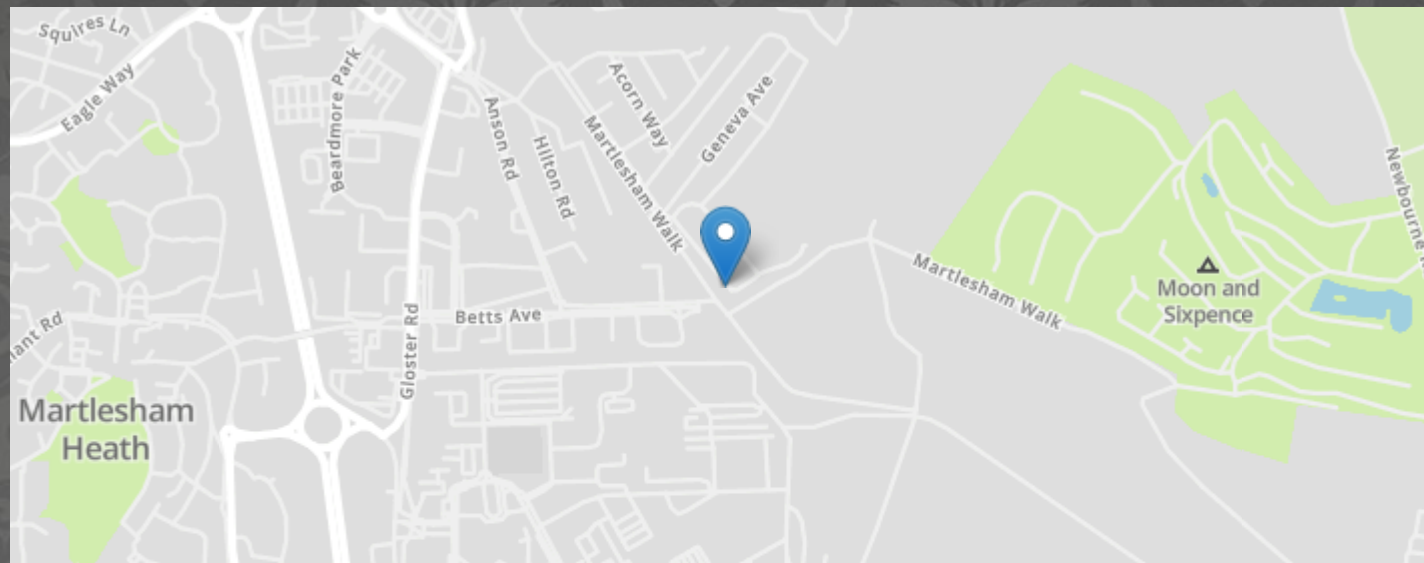


## Milano Avenue, Martlesham Heath, Martlesham



- TWO BEDROOM PARK HOME WITH WHEELCHAIR ACCESSIBILITY
- SITTING ROOM WITH AN ABUNDANCE OF NATURAL LIGHT
- DRESSING ROOM AND EN-SUITE TO BEDROOM ONE
- PRIVATE GARDEN AND PARKING
- EASY ACCESS TO A12/A14
- BEAUTIFULLY PRESENTED ACCOMMODATION
- OPEN-PLAN KITCHEN/DINING ROOM
- FAMILY BATHROOM
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE

# MARKS & MANN

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# MARKS & MANN



## Milano Avenue, Martlesham Heath, Martlesham

BEAUTIFULLY PRESENTED TWO BEDROOM PARK HOME for the Over 45s on FALCON PARK, with WHEELCHAIR ACCESSIBILITY, GARDEN and PARKING. Accommodation comprises sitting room, OPEN-PLAN kitchen/dining room, two bedrooms, with a DRESSING ROOM and EN-SUITE to bedroom one, and family bathroom. An early, internal viewing is strongly advised to appreciate the QUALITY of ACCOMMODATION on offer and to avoid disappointment.

**£200,000**



Milano Avenue, Martlesham Heath, Martlesham

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Entrance door

Full height glass doors and apex into:

Dining area

3.36m x 2.90m (11' 0" x 9' 6") Space for a family dining table, double storage cupboard, internal door to the inner hallway and opening through to the sitting room and:

Kitchen area

3.36m x 2.90m (11' 0" x 9' 6") Window and door to side, with wheelchair accessibility. Range of matching base and eye level units with worktops over, sink, built-in oven with hob and extractor over, integrated appliances including a fridge/freezer and washing machine.

Sitting room

5.82m x 3.06m (19' 1" x 10' 0") Dual aspect room with two large windows to rear, overlooking the garden, and large window to side, providing an abundance of natural light, feature fireplace & air conditioning. Space for comfy seating/sofas.

Inner hall

Doors to both bedrooms and the family bathroom.

Bedroom one

2.94m x 2.55m (9' 8" x 8' 4") Dual aspect room with window to front and side, opening through to:

Dressing room

Fitted shelving and clothes rail, door to:

En-suite shower room

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

Bedroom two

2.79m x 2.58m (9' 2" x 8' 6") Window to side, fitted wardrobes and storage over.

Family bathroom

Window to side, storage cupboard, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has a artificial lawned area, with access to both sides of the property, one with wheelchair accessibility to the kitchen and the other with steps to the main entrance. There is a driveway to the side, providing off road parking, with a path leading to the rear garden, which has a decorative patio area, with the remainder mainly laid to lawn, enclosed by wooden fencing.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band A.  
EPC rating - exempt.  
Site fees are £209.27 per month and are reviewed annually.  
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

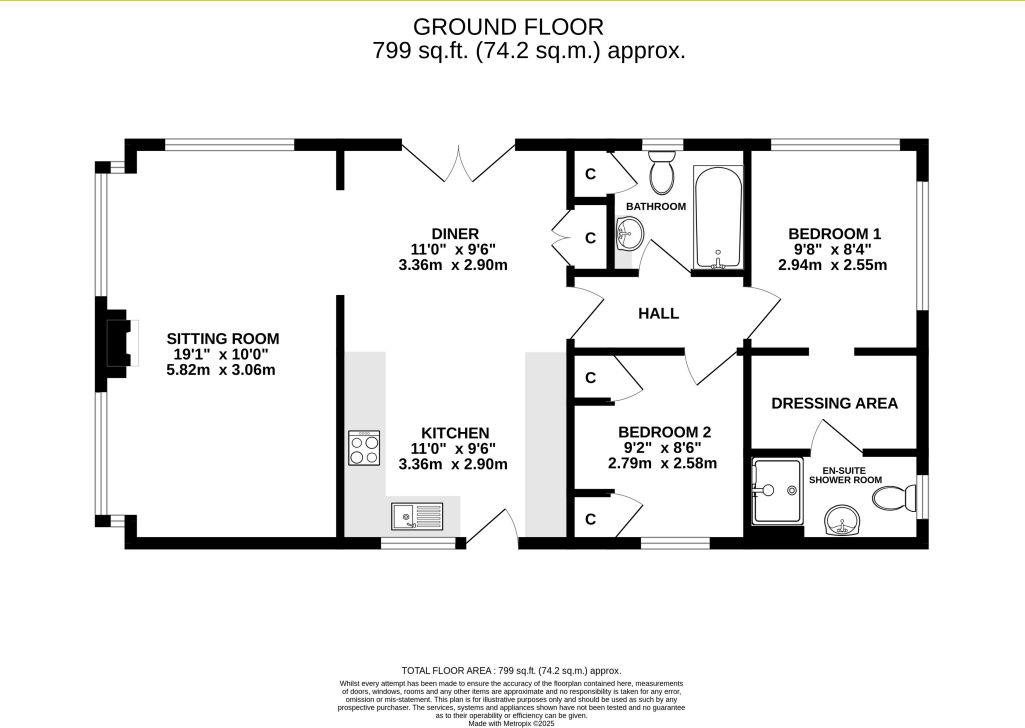
Using a SatNav, please use IP5 3RN as the point of destination.

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.

