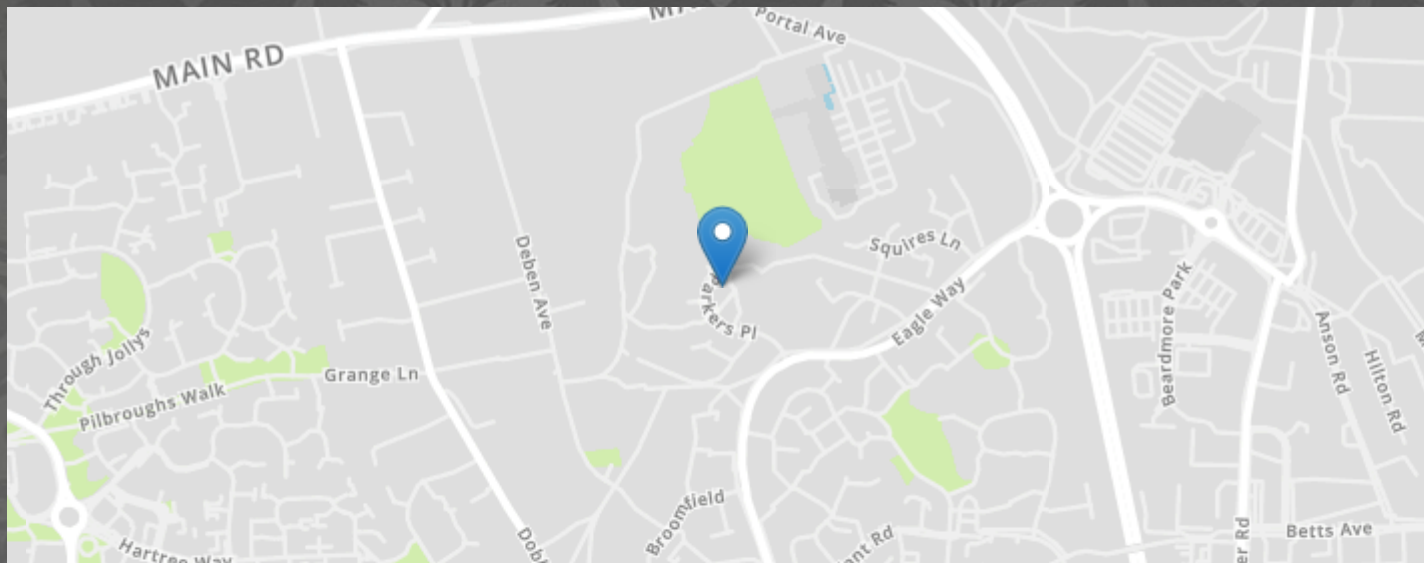


## Parkers Place, Martlesham Heath, Ipswich



- \*\*\* NO ONWARD CHAIN \*\*\*
- FANTASTIC POSITION BACKING ONTO WOODLANDS
- SITTING/DINING ROOM AND SEPARATE KITCHEN
- LANDSCAPED GARDENS WITH DIRECT ACCESS TO WOODLANDS BEYOND
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- CUL-DE-SAC POSITION
- LINK DETACHED THREE BED FAMILY HOME
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

# MARKS & MANN

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# MARKS & MANN



## Parkers Place, Martlesham Heath, Ipswich

\*\*\* NO ONWARD CHAIN \*\*\*

Situated in a CUL-DE-SAC position, BACKING onto fantastic WOODLANDS, is this LINK DETACHED THREE BEDROOM FAMILY HOME with LANDSCAPED GARDENS, GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting/dining room, kitchen, and downstairs cloakroom, with three bedrooms and the family bathroom upstairs. Located close to LOCAL SCHOOLS, shops, amenities and bus routes, with easy access to the A12/A14, an early viewing is highly advised to avoid disappointment.

**£415,000**



# Parkers Place, Martlesham Heath, Ipswich

## Entrance hall

Door and window to front, coat storage cupboard, stairs to first floor with understairs storage cupboard and doors to the sitting/dining room, kitchen and downstairs cloakroom.

## Sitting/dining room

7.03m x 3.75m (23' 1" x 12' 4") Triple aspect room windows to front and side, with French doors to rear, overlooking and leading into the rear garden. There is space for a family dining table and comfy sofa/seating area, with a door to:

## Kitchen

3.95m x 3.08m (13' 0" x 10' 1") Window and full glass door to rear, providing an abundance of natural light, overlooking and leading into the rear garden. Range of matching base and eye level units with worktops over, sink, Range cooker with extractor over and integrated appliances including a dishwasher, washing machine and under counter fridge and freezer.

## Downstairs cloakroom

Window to front, hand wash basin and WC.

## First floor landing

Window to side, access to the airing cupboard and doors to all three bedrooms and the family bathroom.

## Bedroom one

3.75m x 3.17m (12' 4" x 10' 5") Window to front, double built-in wardrobes.

## Bedroom two

3.84m x 3.20m (12' 7" x 10' 6") Window to rear, overlooking the garden, built-in wardrobe.

## Bedroom three

3.15m x 3.08m (10' 4" x 10' 1") Window to rear, overlooking the garden.

## Family bathroom

2.19m x 1.94m (7' 2" x 6' 4") Window to front, panel enclosed bath with shower over, hand wash basin and WC.

## Outside

The front of the property has been landscaped providing paved, decorative stones and raised beds, with a path leading to the front door. A block paved driveway, providing off road parking, leading up to the attached garage 5.07m x 2.73m (16' 8" x 8' 11"), with up and over door, power and light connected. A side gate gives access to the side garden which has been laid to patio and leads to the rear garden.

The beautifully landscaped rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining/alfresco dining, with the remainder mainly laid to lawn with flower, plant and shrub borders, enclosed by wooden fencing and hedging. There is a personnel door to the garage, a greenhouse to the rear, which we understand is to remain, and a gate at the rear of the garden giving direct access into the fantastic woodlands beyond.

## 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.

# Parkers Place, Martlesham Heath, Ipswich

## 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

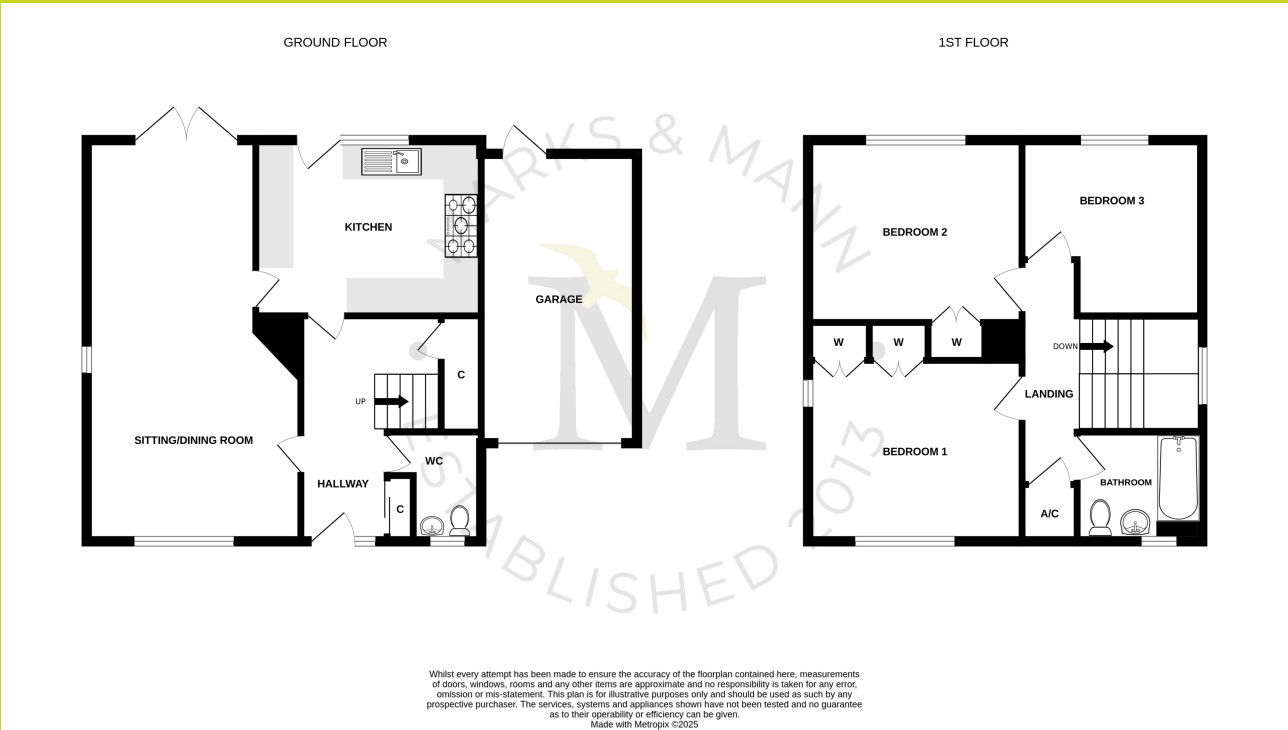
Using a SatNav, please use iP5 3UX as the point of destination.

## 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.

