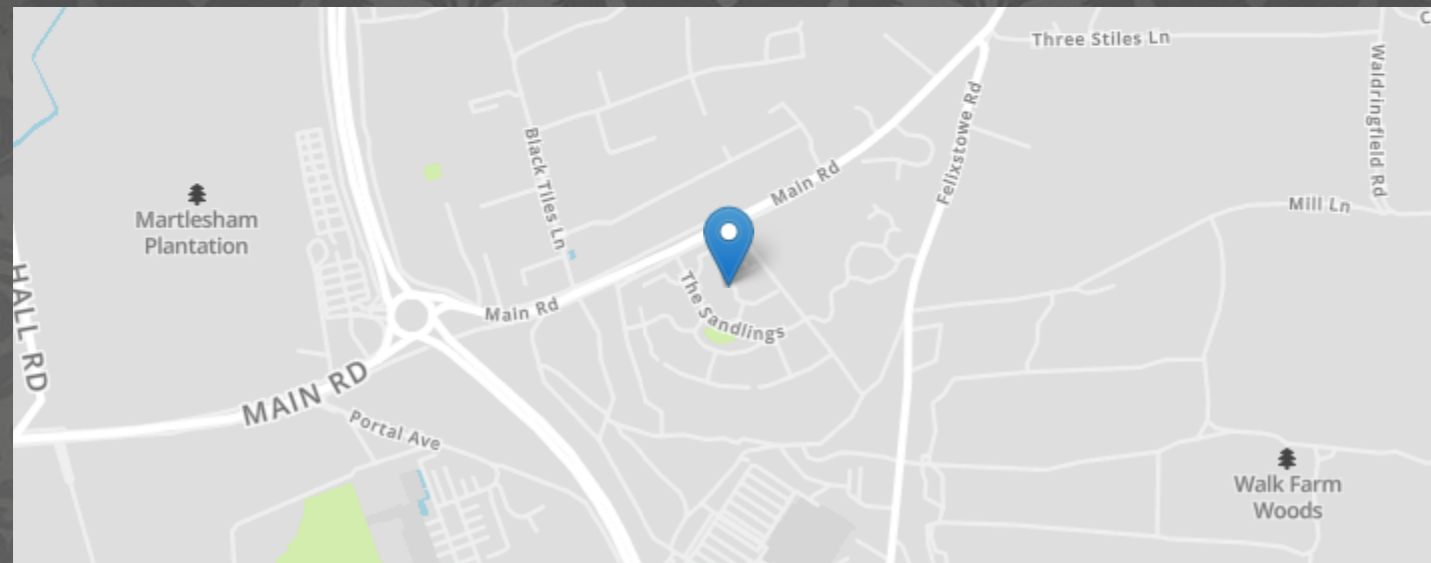


Nightingale Way, Martlesham, Woodbridge



- FOUR BEDROOM FAMILY HOME
- EXTENDED ACCOMMODATION
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- TWO ALLOCATED PARKING SPACES
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- KITCHEN AND SITTING ROOM/DINING ROOM
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN
- POPULAR MILL HEATH DEVELOPMENT
- EASY ACCESS TO A12/A14

MARKS & MANN

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

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Nightingale Way, Martlesham, Woodbridge

Located on the popular MILL HEATH DEVELOPMENT, in MARTLESHAM VILLAGE, is this STUNNING, EXTENDED, FOUR DOUBLE BEDROOM terraced FAMILY HOME with PRIVATE rear GARDEN and allocated PARKING. Accommodation comprises kitchen, sitting/dining room, downstairs cloakroom, four double bedrooms, with bedroom one having an en-suite shower room, and a family bathroom. The property has been finished to an exceptionally high standard and an early viewing is highly advised to avoid disappointment.

£385,000

Nightingale Way, Martlesham, Woodbridge

Entrance hall

Stairs to first floor with bespoke under stairs shoe and coat storage drawers, doors to the kitchen, sitting room and downstairs cloakroom.

Kitchen

3.04m x 2.65m (10' 0" x 8' 8")
Window to front, range of matching base and eye level units with worktops over, sink, built-under oven, hob and extractor over, and integrated appliances including a fridge/freezer, washing machine and dishwasher.

Sitting room

4.75m x 4.49m (15' 7" x 14' 9")
Windows and door to rear, overlooking and leading into the garden, understairs storage cupboard.

Downstairs cloakroom

Wash hand basin and WC.

First floor landing

Stairs to the second floor and doors to bedrooms two and three, study and the family bathroom.

Bedroom two

4.04m x 2.61m (13' 3" x 8' 7")
Window to rear, overlooking the garden.

Bedroom three

4.52m x 2.58m (14' 10" x 8' 6")
Window to front.

Study

2.09m x 1.47m (6' 10" x 4' 10")
Window to front.

Family bathroom

Window to rear, built-in storage cupboard, panel enclosed bath with shower over, hand wash basin and WC.

Second floor landing

Doors to bedrooms one and four.

Bedroom one

3.64m x 2.76m (11' 11" x 9' 1")
Two velux windows, fitted sliding door wardrobes, eaves storage and sliding door to:

En-suite shower room

Velux window, shower cubicle, hand wash basin and WC.

Bedroom four

3.64m x 2.41m (11' 11" x 7' 11")
Two velux windows, eaves storage.

Outside

The front garden has been laid to stone with a shrub border, with a path leading to the front door. The south-facing rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to artificial lawn, a side gate giving access to the two allocated parking spaces, a path leading to the rear of the garden where there is a garden shed, which we understand is to remain.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band C.
EPC rating B.
Our ref: SM/elr.

Nightingale Way, Martlesham, Woodbridge

Location

Martlesham is a highly desirable village with its own post office, public house and primary school with Martlesham Retail Park being just a short distance away and offering an M&S Food Hall, Next and Tesco Superstore. The town of Woodbridge, with its shops, bars and restaurants is also within easy reach, as is the A12/A14 with links to London, Cambridge and Norwich.

Directions

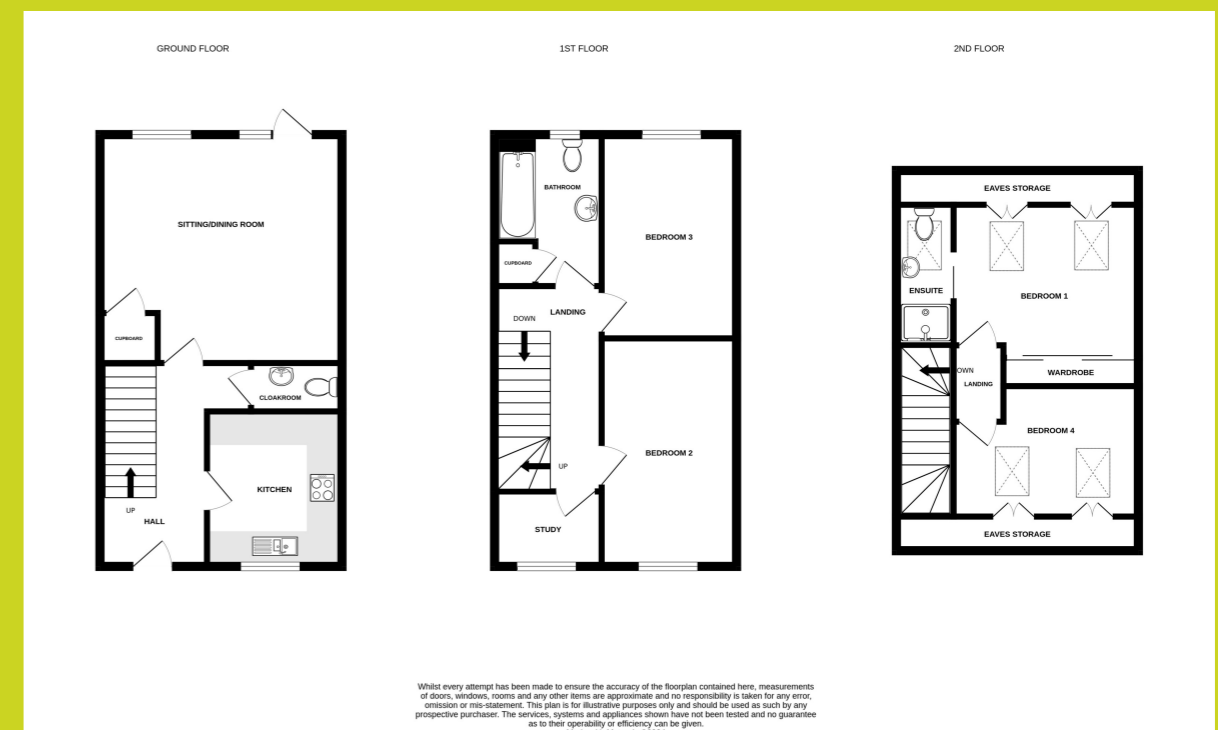
Using a SatNav, please use IP12 4UJ as the point of destination.

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.

