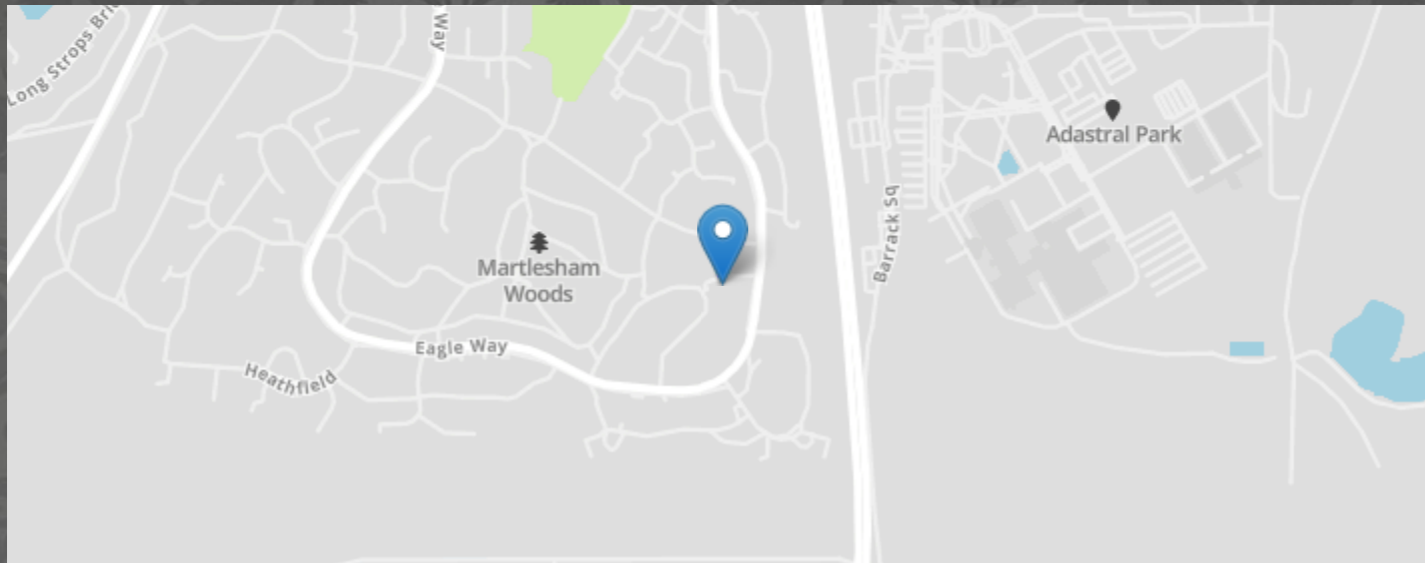


Birch Grove, Martlesham Heath, Ipswich



- CUL-DE-SAC POSITION
- GENEROUS PLOT APPROX. HALF AN ACRE
- SITTING ROOM AND DINING ROOM
- DOWNSTAIRS STUDY
- EN-SUITE TO BEDROOM ONE

- BACKING ONTO WOODLANDS
- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN AND UTILITY ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

MARKS & MANN



Birch Grove, Martlesham Heath, Ipswich

Located in a CUL-DE-SAC position, backing onto WOODLANDS, is this FOUR BEDROOM DETACHED FAMILY HOME which sits on a PLOT approaching HALF AN ACRE. SPACIOUS ACCOMMODATION comprises entrance porch and hall, sitting room and separate dining room, kitchen and utility room, study and downstairs cloakroom, with four bedrooms, an EN-SUITE SHOWER ROOM and family bathroom upstairs. With a DOUBLE GARAGE and PARKING for multiple vehicles, an early viewing is highly advised.

MARKS & MANN

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

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

£800,000

Birch Grove, Martlesham Heath, Ipswich

Birch Grove, Martlesham Heath, Ipswich

Entrance hall

Wooden flooring. Radiator. Storage Cupboard. Stairs to first floor landing. Door to:

Sitting room

6.20m x 4.17m (20' 4" x 13' 8")
Two UPVC windows to side and bay window to front. Patio doors leading to rear garden. 2 x Radiators. Open fire.

Study

3.48m x 3.14m (11' 5" x 10' 4")
UPVC window to rear. Wooden flooring. Radiator.

Kitchen

3.85m x 3.14m (12' 8" x 10' 4")
Range of base and eye-level units. Granite work surfaces with matching Granite up-stand. Stainless steel 1 bowl square inset sink complete with dual lever tap. Fully integrated appliances include Neff slide and hide single oven and a Neff combination oven microwave. AEG 4 Ring electric hob, Zannusi fridge freezer and Zannusi dishwasher. Radiator. Spotlights. Tiled flooring. Double glazed window to rear.

Utility room

Range of base units and a floor to ceiling cupboard. Granite work surfaces with matching Granite up-stand. Stainless steel 1 bowl square inset sink complete with dual lever tap. Plumbing for washing machine and space for tumble dryer. Radiator. Spotlights. Tiled flooring. Double glazed window to side. Double glazed Door to side leading to side garden.

Dinning room

4.14m x 2.61m (13' 7" x 8' 7")
UPVC window to side. Radiator. Door to:

Integral double garage

5.57m x 5.41m (18' 3" x 17' 9")
Up and over garage doors. Door to side garden. Power and light

Cloakroom

Comprising low level WC. Pedestal wash hand basin with tiled splash back. Radiator. Double glazed window to side.

Galleried first floor landing

Bedroom one

4.26m x 3.93m (14' 0" x 12' 11") 4.26
Two double glazed windows to side and rear. Built in wardrobes. Radiator. Door to:

En-suite shower room

Comprising low level WC, wash hand basin and corner shower. Tiled floor. Tiled walls. Chrome heated towel rail. Extractor fan. Spotlights. Double glazed window to side

Bedroom two

4.18m x 3.18m (13' 9" x 10' 5")
Double glazed window to rear. Built in wardrobes. Radiator

Bedroom three

4.18m x 2.34m (13' 9" x 7' 8")
Double glazed window to rear. Built in wardrobes. Radiator

Bedroom four

3.19m x 2.87m (10' 6" x 9' 5")
Double glazed window to rear. Built in wardrobes. Radiator

Family bathroom

2.14m x 1.86m (7' 0" x 6' 1")
Comprising low level WC, wash hand basin and bath. Lino styled floor. Part tiled walls. Chrome heated towel rail. Extractor fan. Double glazed window to front.

Outside

The front of the property has a large driveway providing off road parking for multiple vehicles leading to the entrance door, as well as the double garage, which has an up and over door with power and light connected. The boundaries of the property have mature tree and plant borders with a side gate giving access to the rear garden.

There is a patio area to the immediate rear of the property, ideal for alfresco dining, with steps leading to a generous lawned area with tree, shrub and plant borders. In all, the property sits on a plot of approximately half an acre.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band F.
EPC rating C.
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 3TD as the point of destination.

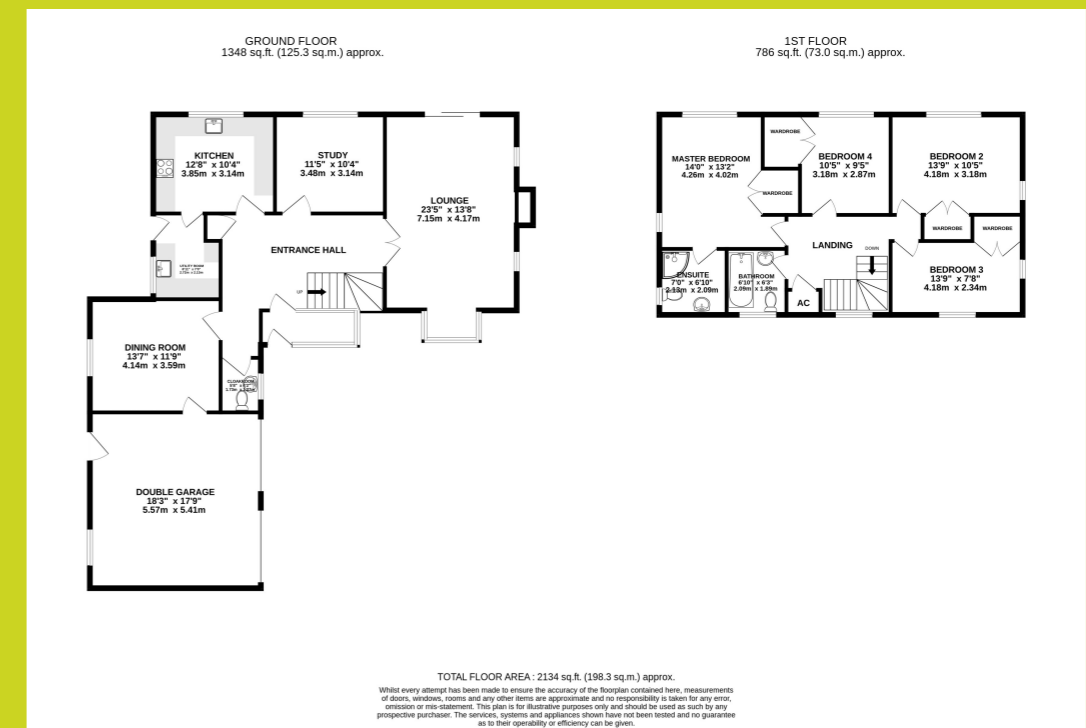
Disclaimer

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.

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.

