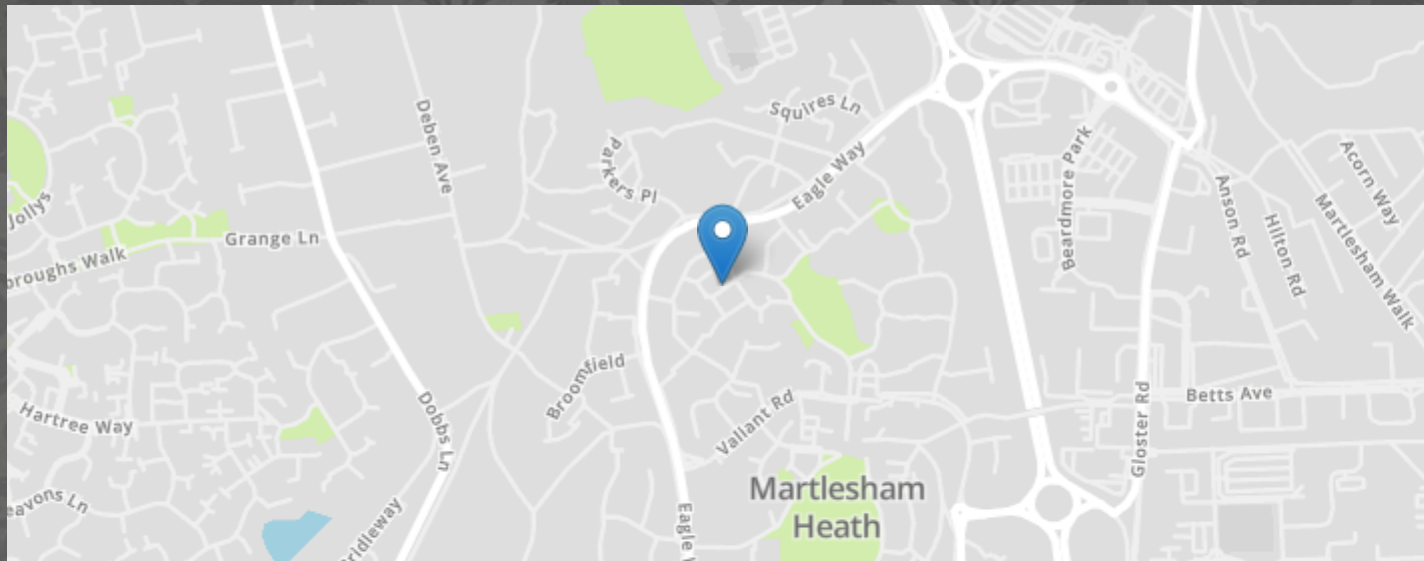


Carlford Close, Martlesham Heath, Ipswich



- *** NO ONWARD CHAIN ***
- POPULAR MARTLESHAM HEATH
- KITCHEN AND SITTING/DINING ROOM
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE
- ADJOINING WOODLAND AREA
- DETACHED TWO BEDROOM BUNGALOW
- WET ROOM
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

MARKS & MANN



Carlford Close, Martlesham Heath, Ipswich

*** NO ONWARD CHAIN *** Located adjoining FABULOUS WOODLAND AREA, on popular MARTLESHAM HEATH, close to LOCAL shops, amenities and a bus route, is this DETACHED TWO BEDROOM BUNGALOW with PRIVATE rear GARDEN and GARAGE. Accommodation comprises entrance hall, sitting room, kitchen, two bedrooms and a wet room. Call now to arrange a viewing.

MARKS & MANN

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Website www.marksandmann.co.uk

£318,500

Carlford Close, Martlesham Heath, Ipswich

Entrance hall

Full height panel window and front door, storage cupboard and doors to the sitting room, both bedrooms and the wet room.

Sitting/Dining room

5.14m x 3.79m (16' 10" x 12' 5") Window and door to rear into the conservatory, french doors leading to side garden, door to:

Kitchen

3.12m x 2.69m (10' 3" x 8' 10") Dual aspect room with window to front and side, range of matching base and eye level units with worktops over, sink, oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a washing machine and dishwasher.

Conservatory

2.50m x 1.80m (8' 2" x 5' 11") Windows and door, overlooking and leading into the garden.

Bedroom one

4.76m x 2.60m (15' 7" x 8' 6") Dual aspect room with window to front and rear, overlooking the rear garden.

Bedroom two

3.49m x 2.97m (11' 5" x 9' 9") Window to rear.

Wet room

1.97m x 1.71m (6' 6" x 5' 7") Shower, hand wash basin with fitted vanity units and storage, WC.

Outside

The front of the property has a low maintenance garden laid to block paving with areas laid to shingle and mature plant, shrub and hedge borders. A side gate gives access to the rear garden.

The rear garden has a large patio area, ideal for outdoor entertaining, with the remainder mainly laid to lawn with mature plant, shrub and tree borders. A pathway leads to the rear of the garden with two sheds, which we understand is to remain.

The property additionally benefits from a garage which can be located in a block nearby.

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 D.
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.

Carlford Close, Martlesham Heath, Ipswich

Directions

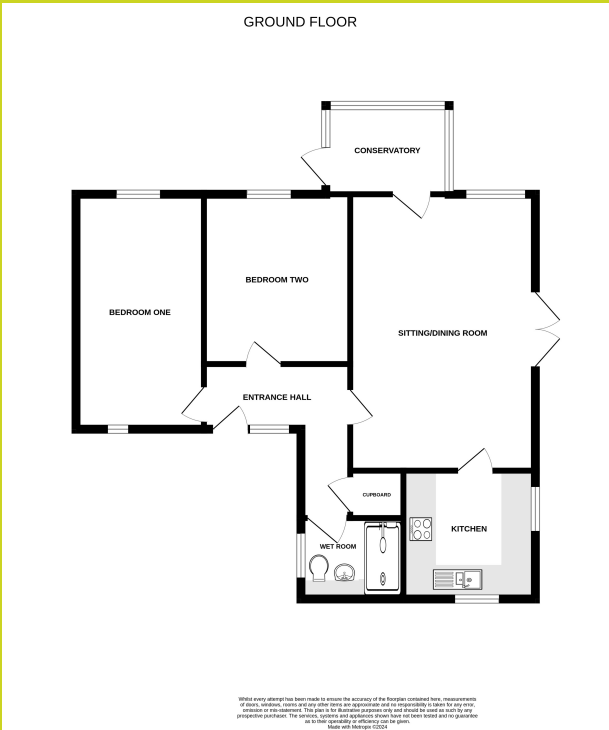
Using a SatNav, please use IP5 3TA as the point of destination.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	