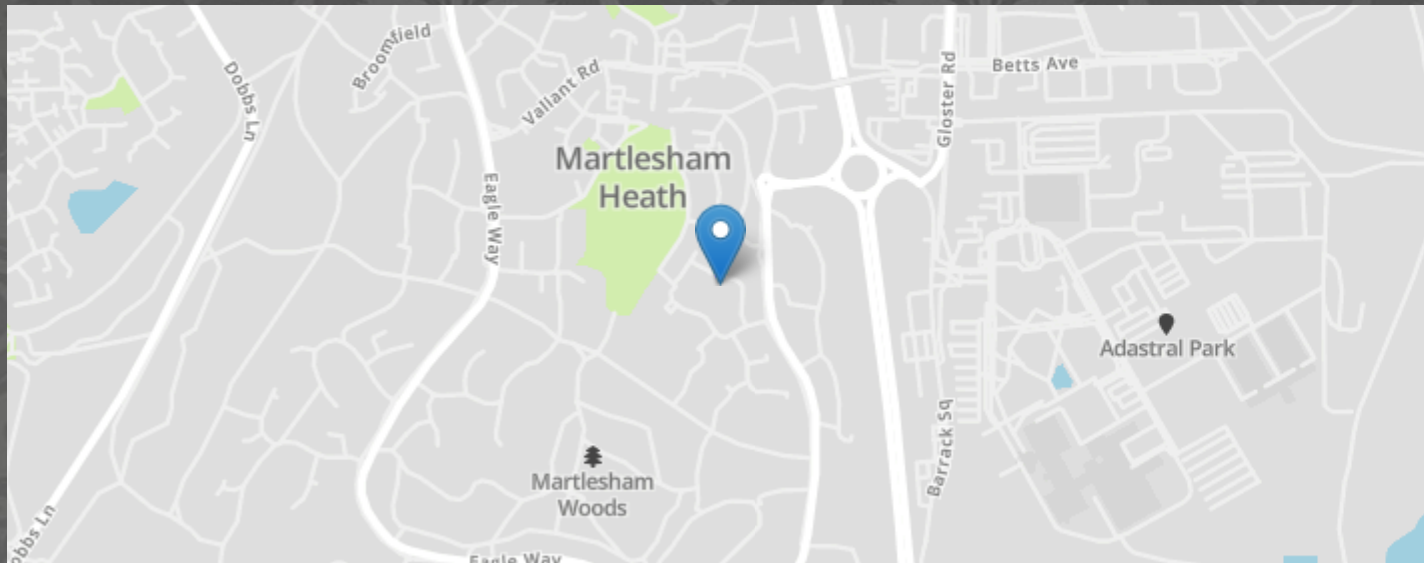


## Swan Close, Martlesham Heath, Ipswich



- OFFERING EXCELLENT POTENTIAL
- SITTING/DINING ROOM AND KITCHEN
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- NEW DOUBLE GLAZING THROUGHOUT (INSTALLED SEPTEMBER 2024)
- EASY ACCESS TO A12/A14
- LINKED-DETACHED FOUR BEDROOM FAMILY HOME
- SEPARATE STUDY
- PRIVATE REAR GARDEN
- MODERNISATION REQUIRED
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

# MARKS & MANN

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# MARKS & MANN



## Swan Close, Martlesham Heath, Ipswich

Situated on popular MARTLESHAM HEATH and offering FANTASTIC POTENTIAL, is this link-DETACHED FOUR BEDROOM FAMILY HOME with GARAGE, PARKING and PRIVATE rear GARDEN. Accommodation comprises entrance hall, downstairs cloakroom, study, sitting/dining room, kitchen, four bedrooms and a family bathroom upstairs. The property requires some modernisation but offers an EXCELLENT OPPORTUNITY to make this a wonderful family home. Close to local schools, shops, amenities and bus route, an early viewing is strongly advised.

**£375,000**



Swan Close, Martlesham Heath, Ipswich

Entrance hall

Window to side, stairs to first floor, under stairs storage cupboard and doors to the sitting/dining room, kitchen, study and downstairs cloakroom.

Downstairs cloakroom

Window to front, hand wash basin, WC.

Sitting/dining room

7.32m x 3.42m (24' 0" x 11' 3") Dual aspect room with window to front and patio doors to rear, overlooking and leading into the garden. Feature fireplace, and door to:

Kitchen

3.67m x 2.96m (12' 0" x 9' 9") Window and door to rear, overlooking and leading into the garden, range of matching base and eye level units with worktops over, sink, space for a freestanding cooker and fridge/freezer, with space and plumbing for a washing machine. Further door back into the entrance hall.

Study

2.30m x 2.08m (7' 7" x 6' 10") Window to front.

First floor landing

Window to side, door to airing cupboard, all four bedrooms and the family bathroom.

Bedroom one

3.57m x 3.45m (11' 9" x 11' 4") Window to front.

Bedroom two

3.75m x 2.70m (12' 4" x 8' 10") Window to rear, overlooking the garden.

Bedroom three

2.96m x 2.31m (9' 9" x 7' 7") Window to front.

Bedroom four

2.97m x 1.67m (9' 9" x 5' 6") Window to rear, overlooking the garden.

Family bathroom

Window to rear, panel enclosed bath with shower attachment, hand wash basin and WC.

Outside

The front of the property has a small garden area with a path leading to the front door. A driveway provides off road parking and leads to the garage, with up and over door, power and light connected.

The rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, enclosed by garden wall and wooden fencing. A personnel door gives access to the garage which also has a window to rear.

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.

Agents notes

Gas central heating (untested)  
Double glazing (Installed September 2024)

Swan Close, 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

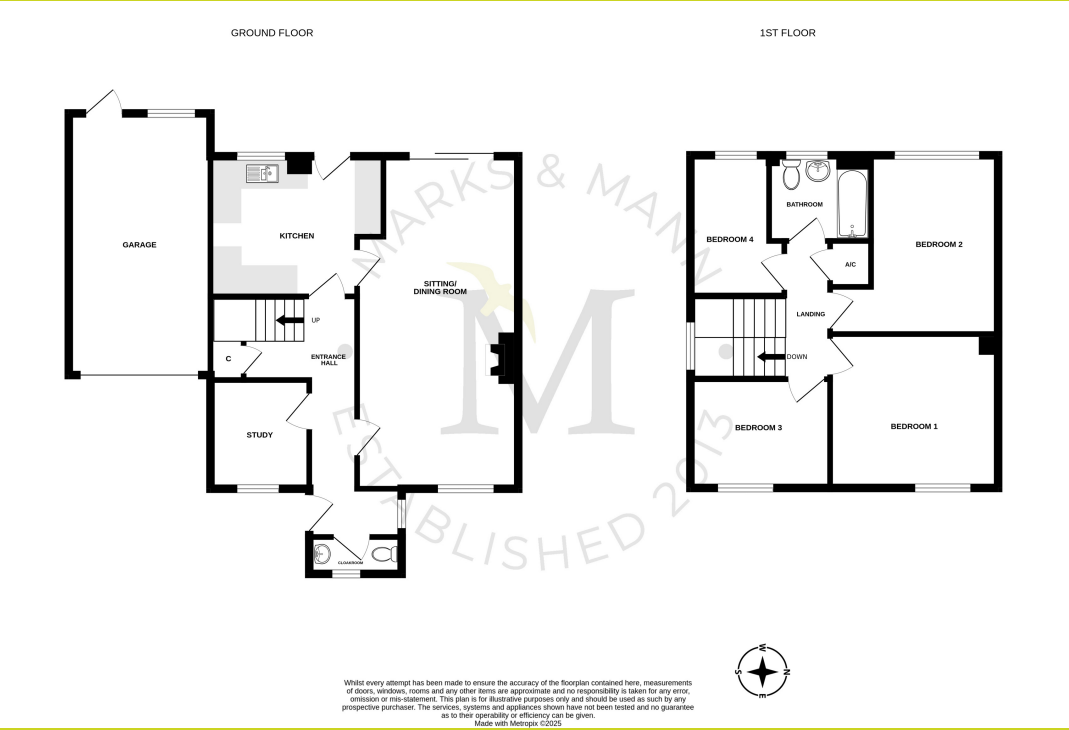
Using a SatNav, please use IP5 3SD as the point of destination.

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.

