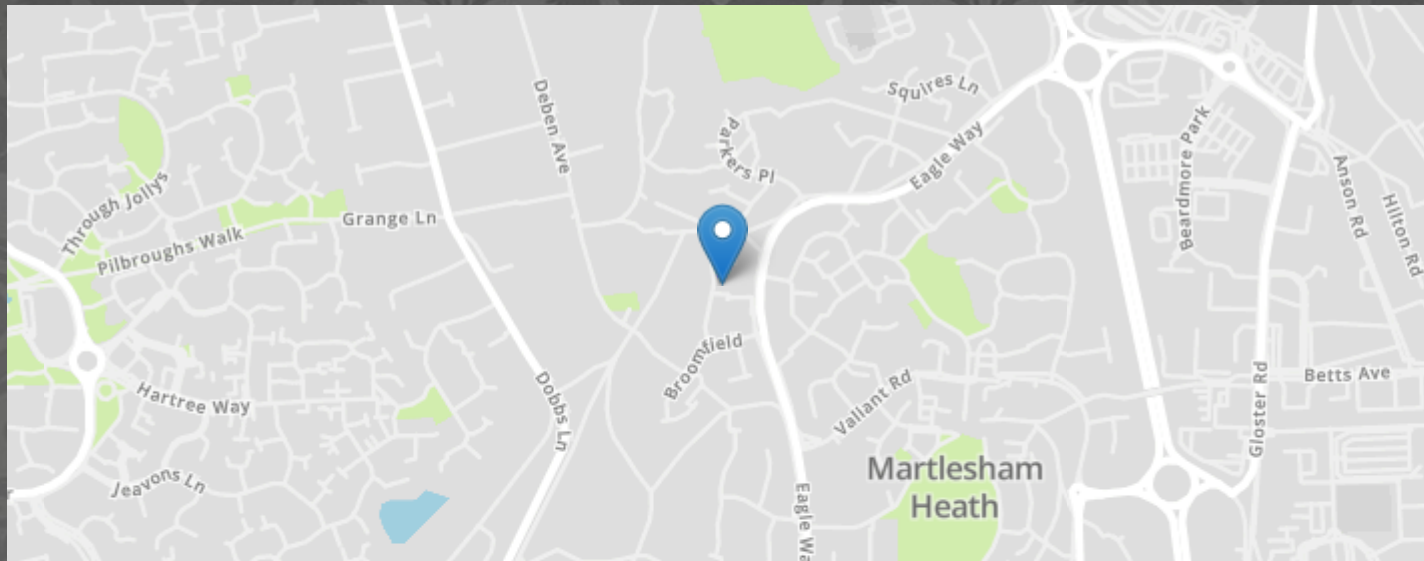


## Whinfield, Martlesham Heath, Ipswich



- \*\*\* COMPLETE CHAIN ABOVE \*\*\*
- DETACHED FOUR BEDROOM FAMILY HOME
- KITCHEN AND SEPARATE UTILITY
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GARAGE, CAR PORT AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A12/A14
- SITUATED ON A GENEROUS PLOT
- SITTING ROOM AND CONSERVATORY
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE, GENEROUS, LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

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# MARKS & MANN



## Whinfield, Martlesham Heath, Ipswich

\*\*\* COMPLETE CHAIN ABOVE \*\*\*

Situated on a GENEROUS PLOT, on popular MARTLESHAM HEATH, is this FANTASTIC, DETACHED FOUR BEDROOM FAMILY HOME with BEAUTIFUL LANDSCAPED rear GARDEN, GARAGE, car port and PARKING for multiple cars. Accommodation comprises spacious entrance hall, sitting room, CONSERVATORY, kitchen, separate UTILITY ROOM and downstairs cloakroom, with four bedrooms, with an EN-SUITE shower room to bedroom one, and the family bathroom. An early viewing is highly advised to fully appreciate the accommodation on offer.

**£525,000**



Whinfield, Martlesham Heath, Ipswich

Entrance hall

Window to side, stairs to first floor with understairs storage cupboard, further double storage cupboard and doors to the sitting room, kitchen and downstairs cloakroom.

Downstairs cloakroom

Window to front, wash hand basin and WC.

Sitting room

7.87m x 4.33m (25' 10" x 14' 2") Dual aspect room with window to front and French doors, with two full height panel windows to either side, leading into the conservatory, feature fireplace.

Conservatory

3.88m x 3.81m (12' 9" x 12' 6") Windows and French doors to side, overlooking and leading into the rear garden.

Kitchen

3.57m x 3.26m (11' 9" x 10' 8") Window to rear, overlooking the garden, range of matching base and eye level units with worktops over, sink, built-in double oven and hob with extractor over, integrated dishwasher and a water softener. Breakfast bar with storage and space for seating/bar stools. Door to:

Utility room

2.93m x 2.47m (9' 7" x 8' 1") Window to side, internal door to the garage and external door to the rear garden. Range of matching base and eye level units with worktop over, butler sink, space for a fridge/freezer and space and plumbing for a washing machine and tumble dryer.

First floor landing

Double doors gives access to the airing cupboard, with doors into all bedrooms and the family bathroom.

Bedroom one

3.40m x 3.34m (11' 2" x 10' 11") Window to rear overlooking the garden, triple built-in wardrobes with door to:

En-suite shower room

Window to rear, shower cubicle, hand wash basin and WC.

Bedroom two

4.30m x 3.14m (14' 1" x 10' 4") Window to front.

Bedroom three

3.54m x 2.02m (11' 7" x 6' 8") Window to front, double built-in wardrobe with sliding doors.

Bedroom four

5.28m x 2.48m (17' 4" x 8' 2") Triple aspect room with windows to front, rear and side.

Family bathroom

2.63m x 2.29m (8' 8" x 7' 6") Window to rear, built-in cupboard, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The property sits on a generous plot with the front garden having a large resin driveway, and gravelled area, providing off road parking for multiple vehicles, leading up to the brick car port, and beyond this is the garage 5.33m x 2.67m (17' 6" x 8' 9"), with up and over door, power and light connected. There is a lawn area to the front of the property with plant and shrub borders, access to the front door, and a side gate leading into the rear garden.

The landscaped rear garden has an area laid to resin to the immediate rear of the property, ideal for outdoor entertaining. The remainder has been mainly laid to lawn with beautiful flower, plant and shrub borders, enclosed by wooden fencing.

Important information

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

Whinfield, 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

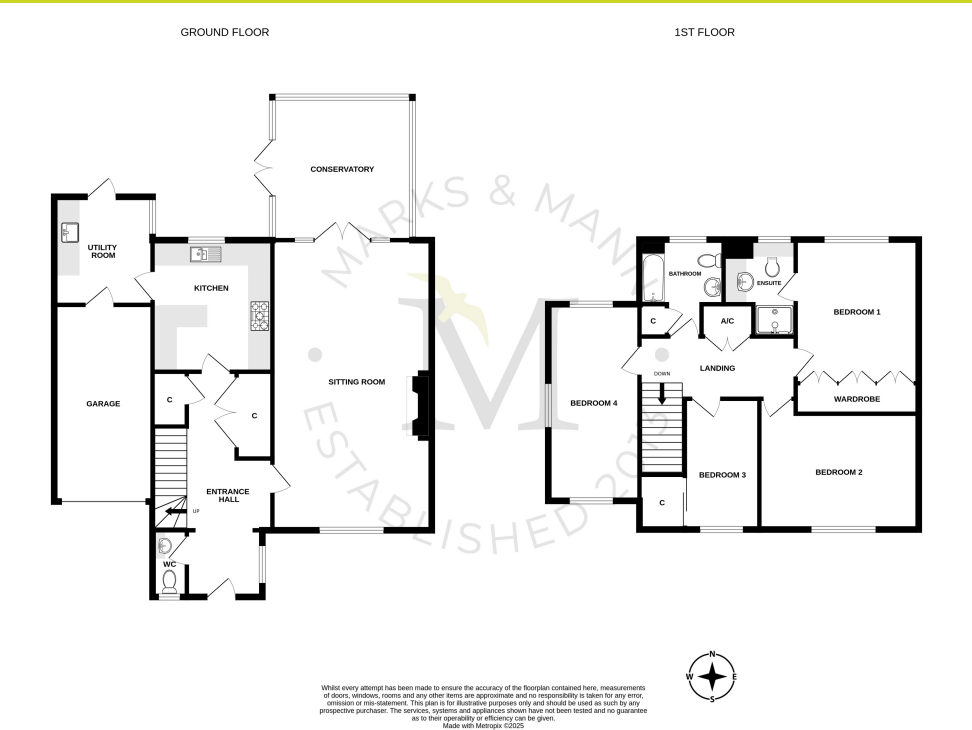
Using a SatNav, please use IP5 3TR as the point of destination.

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.

