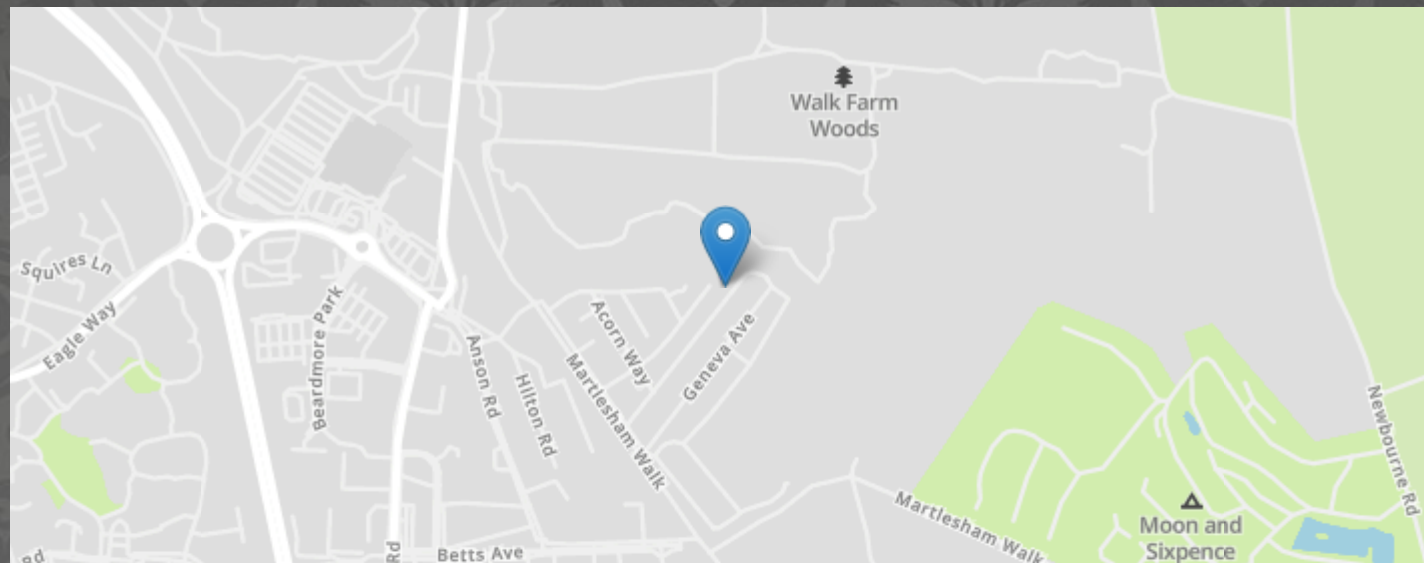


St Gotthards Avenue, Martlesham Heath, Ipswich



- POPULAR FALCON PARK
- SITTING/DINING ROOM
- DRESSING ROOM AND EN-SUITE BATHROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE
- TWO BEDROOM PARK HOME
- SEPARATE KITCHEN
- FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14

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MARKS & MANN



## St Gotthards Avenue, Martlesham Heath, Ipswich

FANTASTIC TWO BEDROOM PARK HOME, situated on FALCON PARK in MARTLESHAM HEATH, with PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting/dining room, SEPARATE KITCHEN, two bedrooms with a WALK-IN WARDROBE and EN-SUITE to bedroom one, and a further bathroom. Any internal viewing is highly advised.

£220,000



St Gotthards Avenue, Martlesham Heath, Ipswich

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Entrance hall

Window and door to front, storage cupboard and doors to the open-plan sitting/dining room, kitchen, both bedrooms and the bathroom.

Sitting/dining room

5.89m x 5.22m (19' 4" x 17' 2") Dual aspect room with window to front and side, feature fireplace, space for a comfy sofa/seating area, open through to:

Kitchen

4.56m x 2.86m (15' 0" x 9' 5") Window and door to rear leading into the garden, range of matching baes and eye level units with worktops over, sink, integrated dishwasher and space for a built-under oven, hob with extractor over, breakfast bar and space and plumbing for a washing machine. Door to:

Bedroom one

2.86m x 2.75m (9' 5" x 9' 0") Window to rear, doors to the en-suite shower room and walk-in wardrobe.

Walk-in wardrobe

Hanging rails and shelving.

En-suite shower room

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

Bedroom two

3.11m x 2.87m (10' 2" x 9' 5") Window to front, built-in storage around/over the bed.

Family bathroom

Window to front, panel enclosed bath, hand wash basin and WC.

Outside

The front of property has been mainly laid to lawn with shrubs and steps leading to the front door. A driveway to the side provides off road parking, leading to the garage (6.05m x 3.01m (19' 10" x 9' 11") with up and over door, power and light connected. A side gate gives access to the rear garden.

The rear garden has a patio area with the remainder mainly laid to lawn with plant and shrubs, enclosed by wooden fencing.

Important information

Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band A.  
Exempt from EPC rating.  
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 and public house. 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.

Within easy reach 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

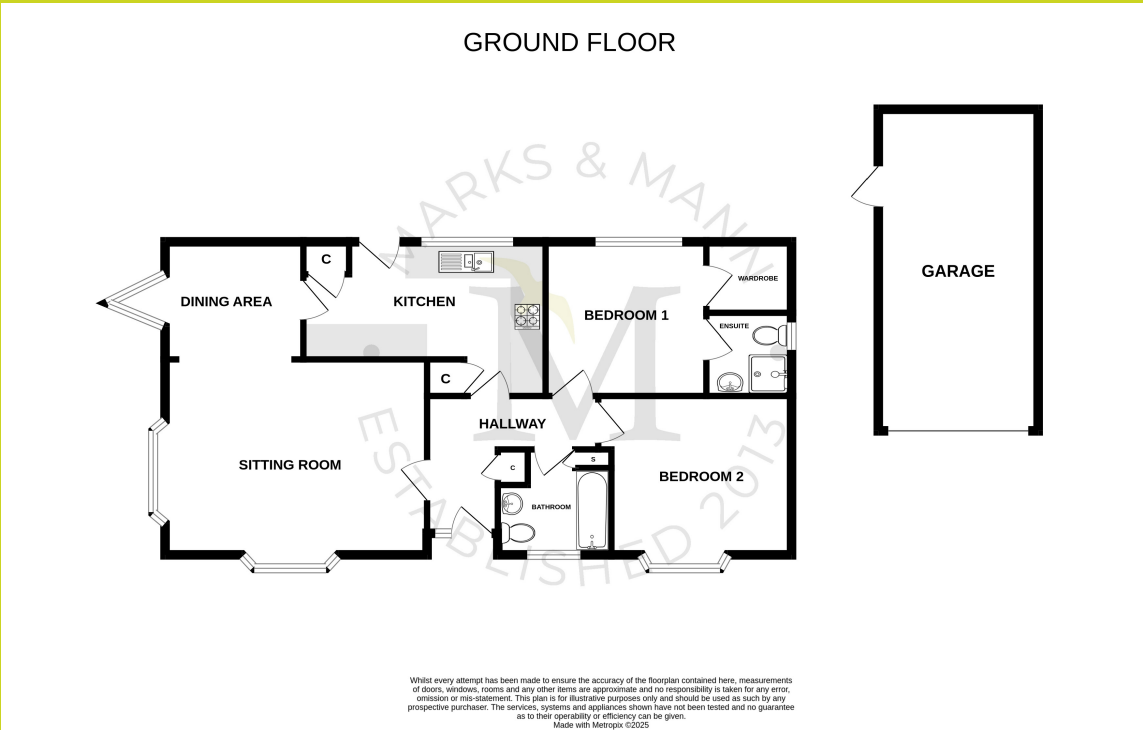
Using a SatNav, please use IP5 3RT as the point of destination.

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.

