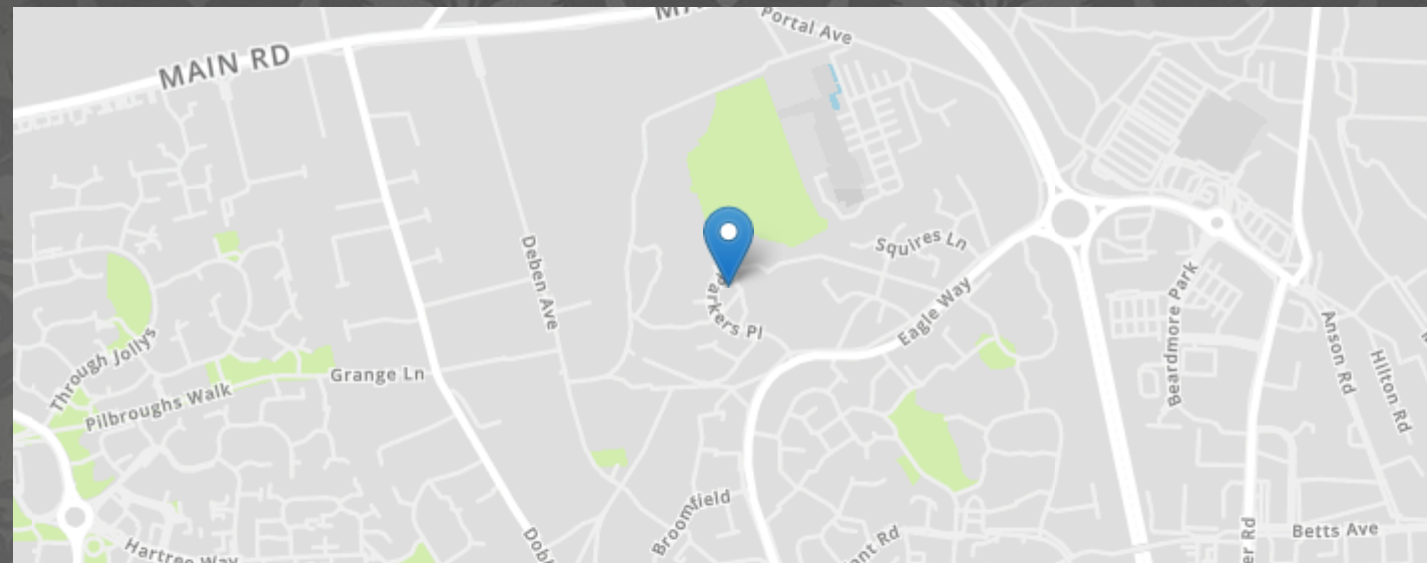


Parkers Place, Martlesham Heath, Ipswich



- SUBSTANTIAL PLOT BACKING ONTO WOODED AREA
- KITCHEN AND SEPARATE UTILITY ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GENEROUS REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE WITH EASY ACCESS TO A12/A14
- DETACHED FOUR BEDROOM FAMILY HOME
- SITTING ROOM, DINING ROOM AND STUDY
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- DOUBLE GARAGE AND PARKING

MARKS & MANN

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

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Parkers Place, Martlesham Heath, Ipswich

Situated on a SUBSTANTIAL PLOT, backing onto trees and open space, is this SPACIOUS, DETACHED FOUR BEDROOM FAMILY HOME with GENEROUS rear GARDEN, DOUBLE GARAGE and PARKING. Accommodation comprises entrance porch, hall, sitting room, STUDY, dining room, kitchen, separate UTILITY ROOM and downstairs cloakroom, with four bedrooms, an EN-SUITE shower room to bedroom one and family bathroom. An internal viewing is strongly advised to appreciate the SPACIOUS ACCOMMODATION on offer on this GENEROUS PLOT.

£500,000

Parkers Place, Martlesham Heath, Ipswich

Entrance porch

Double doors lead into the entrance porch with windows to both side and door to:

Entrance hall

Stairs to first floor with understairs storage cupboard, double cloaks cupboard sliding doors and doors providing access to the sitting room, dining room, study and downstairs cloakroom.

Downstairs cloakroom

Hand wash basin and WC.

Study

2.99m x 2.46m (9' 10" x 8' 1") Window to front.

Sitting room

5.45m x 3.14m (17' 11" x 10' 4") Dual aspect room spanning the whole depth of the property with window to front and French doors to rear, overlooking and giving access to the rear garden.

Dining room

3.75m x 2.99m (12' 4" x 9' 10") Good size room with window to rear overlooking the garden and door to:

Kitchen/breakfast room

3.57m x 2.57m (11' 9" x 8' 5") Window to front, range of matching base and eye level units with worktops over, sink, breakfast bar with space for bar stools, space for a cooker with extractor over and space and plumbing for a dishwasher. Opening to:

Utility room

2.57m x 1.76m (8' 5" x 5' 9") Door and window to rear, overlooking and leading into the garden, range of matching base and eye level units with worktops over, sink, space for a fridge/freezer and space and plumbing for a washing machine.

First floor landing

Window to rear overlooking the garden, access to airing cupboard and doors to all four bedrooms and the family bathroom.

Bedroom one

5.45m x 3.14m (17' 11" x 10' 4") Dual aspect room spanning the whole depth of the property with window to front and rear, overlooking the rear garden, two built-in storage cupboards and door to:

En-suite shower room

Velux window, Shower cubicle, hand wash basin, WC and heated towel radiator.

Bedroom two

3.98m x 2.59m (13' 1" x 8' 6") Two windows overlooking the front, hand wash basin.

Bedroom three

2.81m x 2.77m (9' 3" x 9' 1") Window to rear overlooking the garden, built-in storage cupboard.

Bedroom four

2.96m x 2.75m (9' 9" x 9' 0") Window to rear overlooking the garden, built-in storage cupboard.

Family bathroom

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

Outside

The front of the property has been mainly laid to lawn with a path leading to the front door. There is a driveway to the side of the property providing off road parking, leading to the double garage 5.11m x 5.10m (16' 9" x 16' 9") with an up and over door, with power and light connected.

The generous rear garden has a patio area to the immediate rear of the property with pathways leading to a decking area and patio area, ideal for outdoor entertaining. The remainder of the garden has been mainly laid to lawn with flower, plant and shrub borders, enclosed by wooden fencing with a shed/summer house which we understand is to remain. A personnel door gives access to the garage. The property backs onto a fantastic wooded area providing excellent privacy.

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 D.
Our ref: SM/elr.

Parkers Place, 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

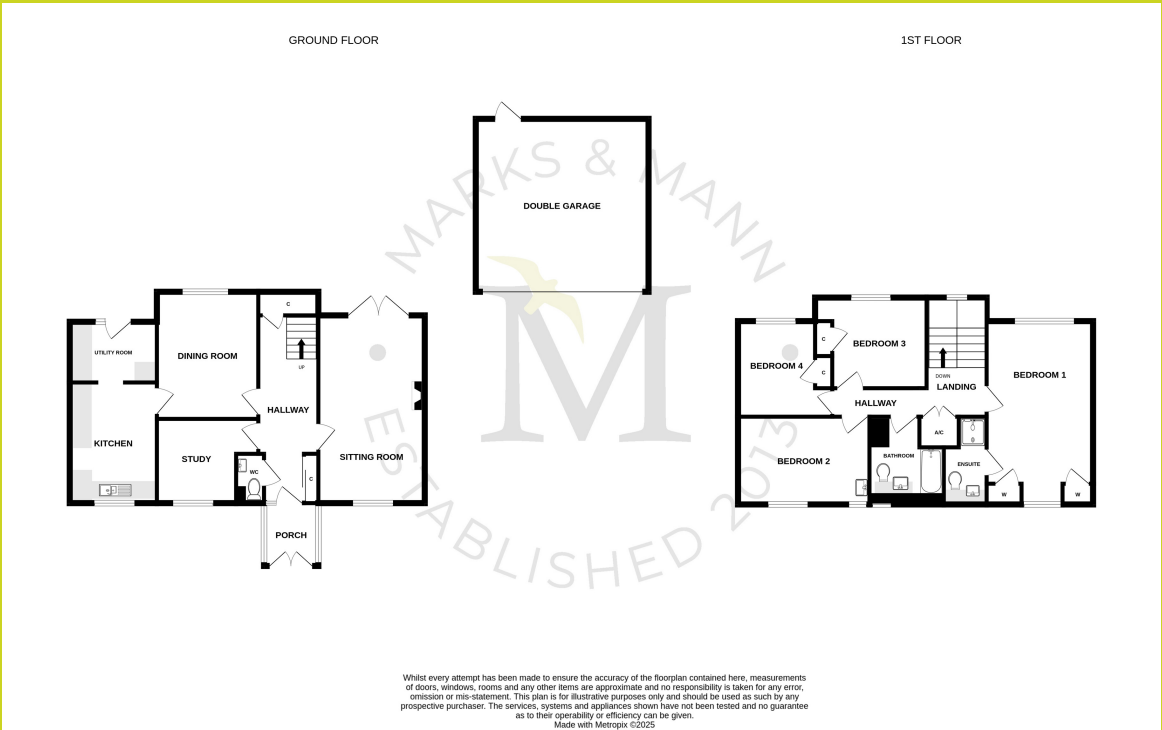
Using a SatNav, please use IP5 3UX as the point of destination.

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.

