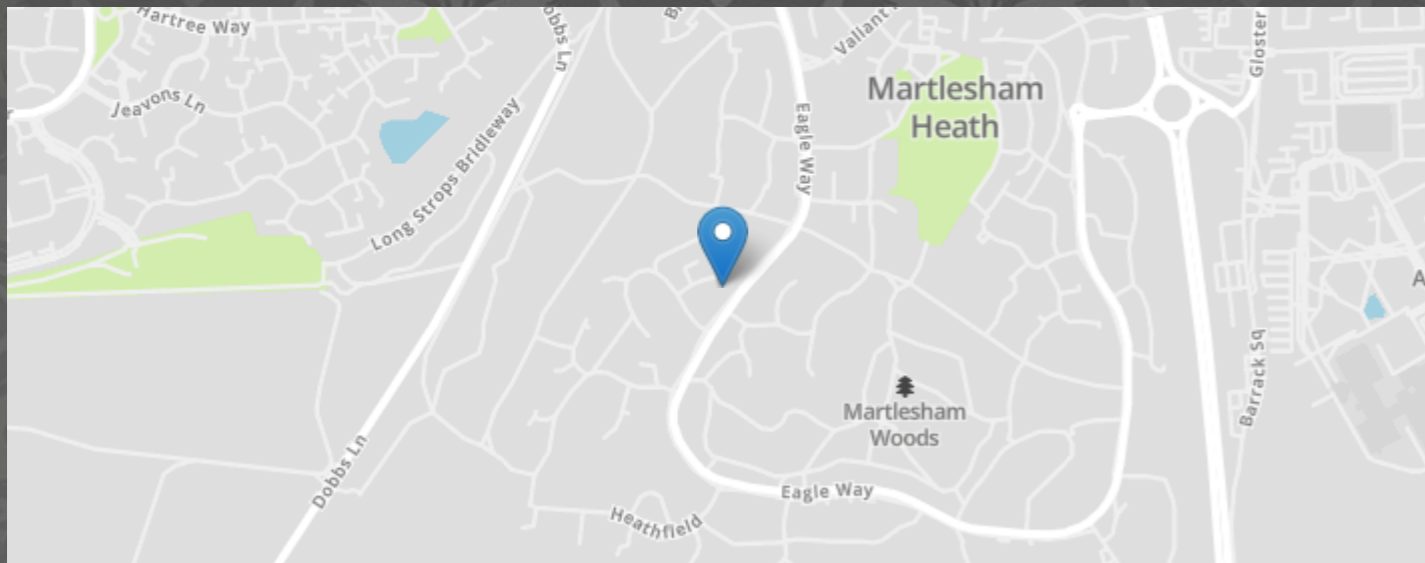


Lingside, Martlesham Heath, Ipswich



- STUNNING, EXTENDED TWO BEDROOM BUNGALOW WITH OUTSIDE HOME OFFICE/BEDROOM.
- OPEN-PLAN KITCHEN/SITTING/DINING ROOM.
- SEPARATE UTILITY ROOM
- FANTASTIC LANDSCAPED REAR GARDEN.
- HOME OFFICE/OUTSIDE BEDROOM WITH EN-SUITE SHOWER ROOM

- BEAUTIFULLY REFURBISHED FAMILY HOME.
- VAULTED CEILING, EXPOSED BEAMS, VELUX WINDOWS AND FRENCH DOORS IN THE SITTING ROOM.
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN-SUITE BATHROOM
- GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.
- CLOSE TO A12 & MARTLESHAM HEATH RETAIL PARK

MARKS & MANN



Lingside, Martlesham Heath, Ipswich

STUNNING, EXTENDED two bedroom semi-detached BUNGALOW with OPEN-PLAN LIVING accommodation, principal bedroom with DRESSING ROOM and EN-SUITE bathroom, OUTSIDE HOME OFFICE/BEDROOM with EN-SUITE shower room, LANDSCAPED rear GARDEN, GARAGE and off road PARKING for multiple vehicles. Located on popular Martlesham Heath, close to local schools, shops and amenities an internal viewing is highly recommended to appreciate this fantastic home.

MARKS & MANN

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£425,000 Offers in excess of

Lingside, Martlesham Heath, Ipswich

Lingside, Martlesham Heath, Ipswich

Entrance hall

Window to front, double store cupboard, doors to bedroom two and the family bathroom with an opening through to the kitchen/sitting/dining room.

Open-plan kitchen/sitting/dining room

Stunning extended room with vaulted ceiling, exposed beams, velux windows and French doors to the rear overlooking and leading into the garden.

Kitchen area

5.10m x 4.18m (16' 9" x 13' 9")
Range of matching wall and base units with Quartz worktops over, hob with extractor over, two integrated single ovens, pantry cupboard and space for an American style fridge/freezer. There is a kitchen island with Quartz worktop, sink, base units with space and plumbing for a dishwasher and space for breakfast bar stools. Door to the utility room.

Utility room

2.97m x 1.86m (9' 9" x 6' 1")
Storage cupboard, base units with Quartz worktop over, sink, space and plumbing for a washing machine and tumble dryer, and space for an under counter fridge/freezer. An external door gives access to the rear garden.

Living/dining/kitchen area

5.85m x 3.80m (19' 2" x 12' 6")
Vaulted ceiling with exposed beams and velux windows providing an abundance of natural light. There is a space for a family dining table and a sofa/living area with log burner and windows and French doors overlooking and leading into the landscaped rear garden. Door to the principal bedroom.

Principal bedroom

3.58m x 3.06m (11' 9" x 10' 0")
Window to rear overlooking the garden, door to:

Dressing room

3.11m x 1.69m (10' 2" x 5' 7")
A range of hanging space and drawers providing excellent storage. Door to:

En-suite bathroom

Window to side, beautiful en-suite bathroom with double shower, rolltop bath and WC.

Bedroom two

4.27m x 3.29m (14' 0" x 10' 10")
Window to front, triple built-in wardrobes.

Family bathroom

2.07m x 1.74m (6' 9" x 5' 9")
Window to front, suite comprising bath with shower over, hand wash basin with vanity unit providing storage and WC.

Outside

4.80m x 2.60m (15' 9" x 8' 6") The front of the property has been blocked paved providing off road parking for multiple vehicles. There is a small flower and shrub bed to the front with a garage (4.80m x 2.60m (15' 9" x 8' 6")) to the side with electric roller door and power and light connected, with a side gate leading to the rear garden.

The beautiful landscaped rear garden has a generous patio area to the rear of the property, ideal for alfresco dining, which extends to the side and rear, providing a pathway to the outside bedroom/home office. There is a lawn area with shingle, plant and shrub borders, enclosed by wooden fencing.

Bedroom/home office

Window to front and French doors onto the garden. Folding door to:

En-suite shower room

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

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 C.
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.

Directions

Using a SatNav, please use IP5 3UT 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	88
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	