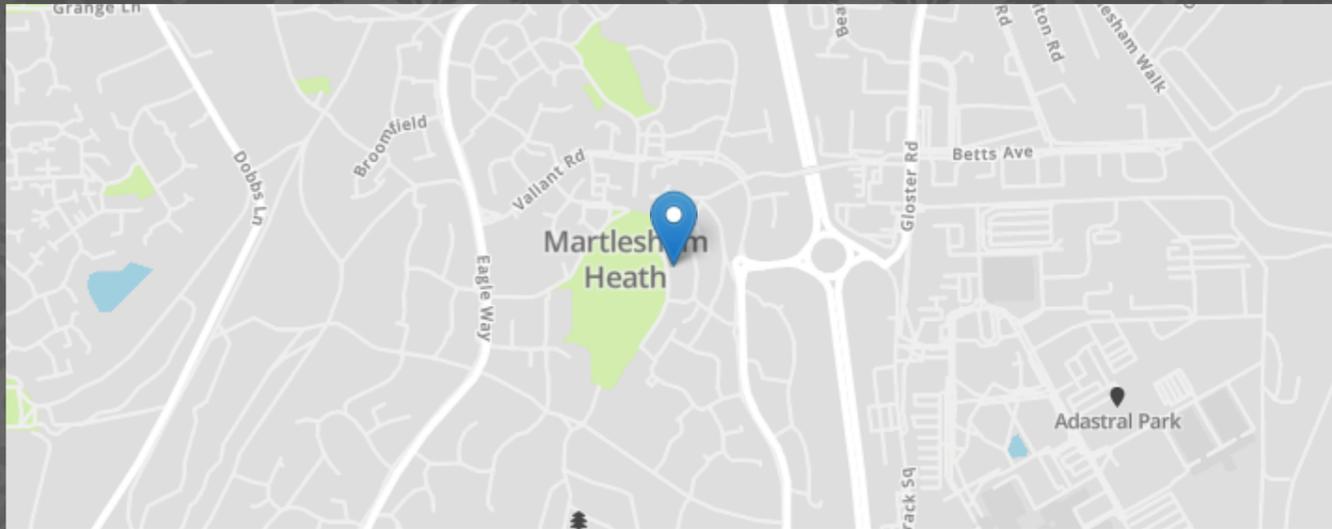


## Lark Rise, Martlesham Heath



- EXCEPTIONAL SEMI-DETACHED THREE BEDROOM FAMILY HOME
- OPEN-PLAN KITCHEN/DINING ROOM
- EN-SUITE CLOAKROOM TO BEDROOM ONE WITH INCREDIBLE VIEWS OVER THE GREEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- STUNNING VIEWS OVER THE GREEN
- SITTING ROOM AND CONSERVATORY
- TWO FURTHER GOOD SIZED BEDROOMS
- EASY ACCESS TO A12/A14

# MARKS & MANN

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# MARKS & MANN



## Lark Rise, Martlesham Heath

EXCEPTIONAL, SEMI-DETACHED, THREE BEDROOM FAMILY HOME with STUNNING VIEWS OVER THE GREEN, PRIVATE GARDEN and a GARAGE. Accommodation comprises entrance hall, sitting room, kitchen/dining room, CONSERVATORY, two bedrooms, a family shower room and upstairs cloakroom on the first floor, with bedroom one and an en-suite cloakroom being on the second floor, with THREE FULL HEIGHT BALCONY VELUX WINDOWS providing INCREDIBLE VIEWS OVER THE GREEN. An internal viewing is highly advised to appreciate this fantastic family home.

**£350,000**

# Lark Rise, Martlesham Heath

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## Entrance hall

Stairs to first floor with space under, built-in storage cupboard and door to:

## Kitchen/dining room

5.47m x 2.55m (17' 11" x 8' 4")  
Window to rear overlooking the garden and internal window and door to rear, giving access to the conservatory. Range of matching base and eye level units with worktops over, sink, integrated dishwasher and space for a freestanding cooker (with extractor over), fridge/freezer and space and plumbing for a washing machine. Space for a family dining table and door to:

## Sitting room

4.38m x 3.58m (14' 4" x 11' 9")  
Window to front, feature fireplace, space for a comfy sofa/seating area.

## Conservatory

3.07m x 2.28m (10' 1" x 7' 6")  
Windows to all sides and doors to the side and rear, overlooking and giving access to the rear garden.

## First floor landing

Stairs to second floor, access to airing cupboard and doors to two bedrooms, the family shower room and upstairs cloakroom.

## Bedroom two

5.47m x 2.95m (max) (17' 11" x 9' 8" (max))  
Two windows to front providing an abundance of natural light, with space for a bed and a dressing/study/working area.

## Bedroom three

4.03m x 3.56m (max) (13' 3" x 11' 8" (max))  
Window to rear, overlooking the garden, built-in storage cupboard.

## Family shower room

Window to rear, double shower cubicle, hand wash basin, WC and heated towel radiator.

## Upstairs cloakroom

Window to rear, WC.

## Second floor

Door to:

## Bedroom one

4.61m x 4.07m (15' 1" x 13' 4")  
Fantastic main bedroom with two velux windows to rear and three full height balcony vulux windows to front, flooding the room with natural light and providing stunning views over The Green. Built-in eaves storage and door to:

## En-suite cloakroom

Hand wash basin, WC, heated towel rail and access to eaves storage.

## Outside

The front of the property has been mainly laid to stone with a path leading to the front door, enclosed by low level hedging. A side gate provides access to the rear garden.

There is patio area to the immediate rear of the property, ideal for alfresco dining and outdoor entertaining. There is a pond, with the remainder mainly laid to lawn with plant and shrub borders, with a patio along the side, leading to the rear of the garden and the garage, all enclosed by wooden fencing. A personnel door give access to the garage 5.67m x 2.75m (18' 7" x 9' 0") which has a window, up and over door and power and light connected.

## 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 D.  
Our ref: SM/elr.

## Agents note

There is an annual charge payable to the Martlesham Heath Homeowners Ltd (MHHL), with the payment for the 2025-2026 financial year being £45. This is a mandatory fee for all householders on Martlesham Heath whose properties fall under MHHL land ownership, with payment being due on the 1st of October every year.

## 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

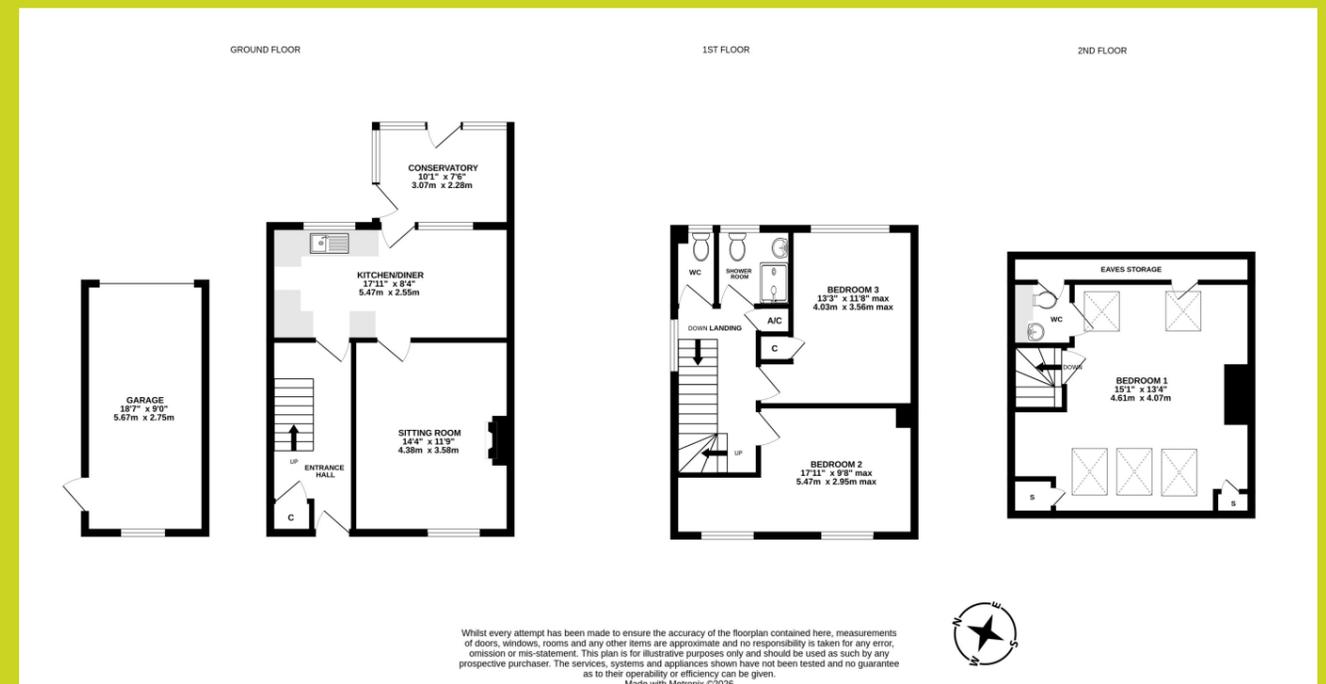
Using a SatNav, please use IP5 3SA as the point of destination.

## 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.

