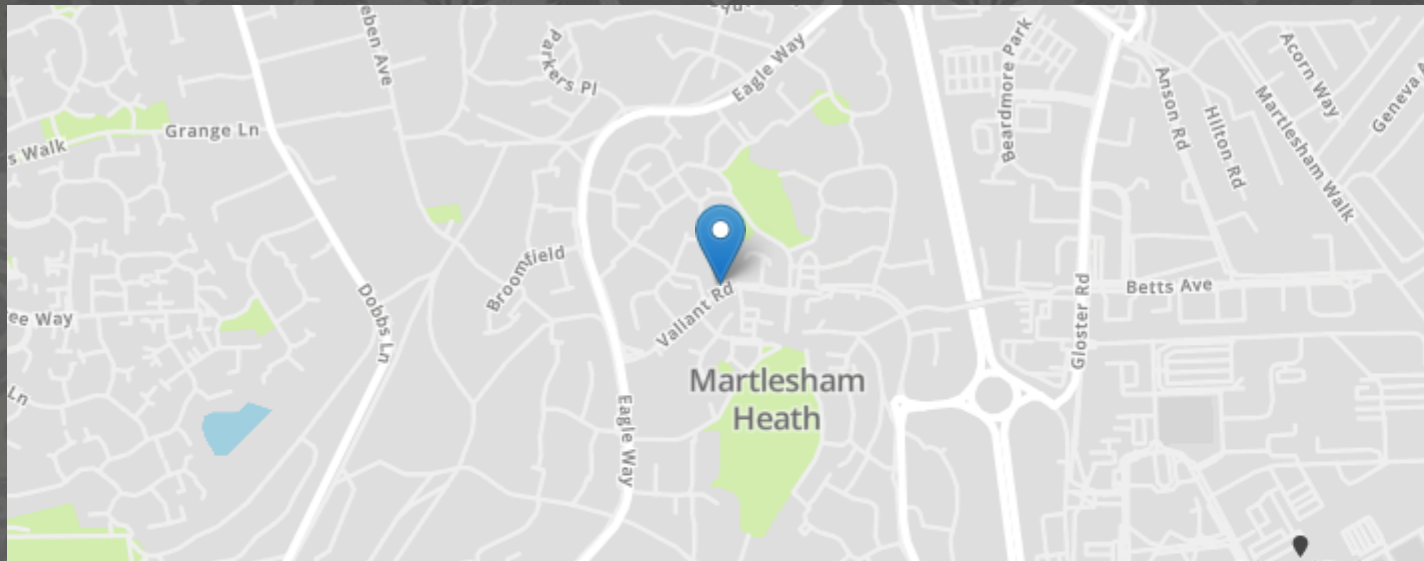


Valiant Road, Martlesham Heath, Ipswich



- *** NO ONWARD CHAIN ***
- SITTING ROOM OPENING ONTO DINING ROOM
- SEPARATE KITCHEN AND CONSERVATORY/SUN ROOM
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- DETACHED THREE BED FAMILY HOME
- VERSATILE OPEN-PLAN LIVING ACCOMMODATION
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GARAGE
- EASY ACCESS TO A12/A14

MARKS & MANN

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MARKS & MANN



Valiant Road, Martlesham Heath, Ipswich

*** NO ONWARD CHAIN ***

EXTENDED, DETACHED, THREE BEDROOM FAMILY HOME with PRIVATE rear GARDEN, GARAGE and PARKING, situated on popular MARTLESHAM HEATH, close to LOCAL SCHOOLS, shops, amenities and bus routes. The property offers VERSATILE OPEN-PLAN LIVING, including entrance hall, kitchen, sitting room, dining room, CONSERVATORY/SUN ROOM and downstairs cloakroom, with three bedrooms and the family bathroom.

£350,000

Valiant Road, Martlesham Heath, Ipswich

Entrance hall

Stairs to first floor and doors to the open-plan sitting/dining room and downstairs cloakroom.

Downstairs cloakroom

Window to front, hand wash basin and WC.

Sitting/dining room

5.83m x 4.74m (19' 2" x 15' 7") Dual aspect room with window to front and patio doors to rear, giving access to the conservatory/sun room. There is space for a comfy seating/sofa area with an opening into the dining area and door to the kitchen.

Kitchen

2.86m x 2.44m (9' 5" x 8' 0") 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, space for both an under counter fridge and freezer, as well as space and plumbing for a washing machine.

Dining room

2.69m x 2.67m (8' 10" x 8' 9") Dual aspect room with window to rear and patio doors to side, overlooking and leading into the rear garden.

Conservatory/sun room

2.64m x 2.61m (8' 8" x 8' 7") Light and airy room with windows to side and rear, overlooking the garden.

First floor landing

Window to front, access to airing cupboard and doors to all three bedrooms and the family bathroom.

Bedroom one

4.20m x 2.64m (13' 9" (in to wardrobe) x 8' 8") Built in wardrobes, window to rear, overlooking the garden.

Bedroom two

4.07m x 2.93m (13' 4" x 9' 7") Window to rear, overlooking the garden.

Bedroom three

2.88m x 2.04m (9' 5" x 6' 8") Window to front.

Family bathroom

2.05m x 1.74m (6' 9" x 5' 9") Window to front, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been laid to low maintenance stones with a path leading to the front door. A side gate gives access to the rear garden.

The rear garden has a block paved area, ideal for outdoor entertaining, with the remainder mainly laid to lawn, enclosed by wooden fencing. A gate to the rear leads to the garage 4.68m x 2.76m (15' 4" x 9' 1"), with up and over door and has 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 TBC.
Our ref: SM/elr.

Valiant Road, 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

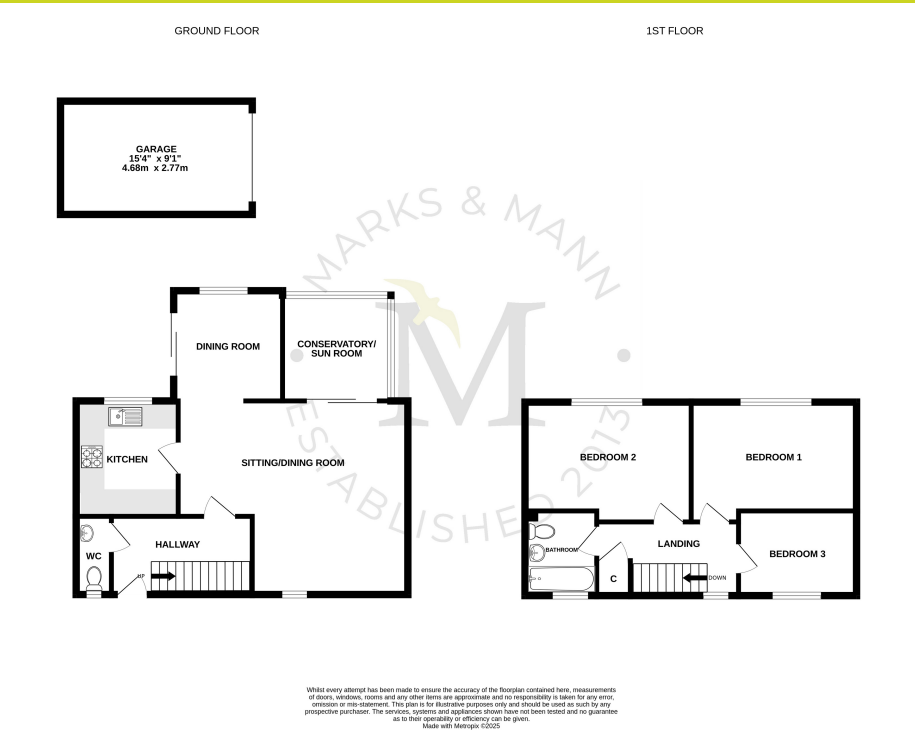
Using a SatNav, please use IP5 3SR as the point of destination.

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.

