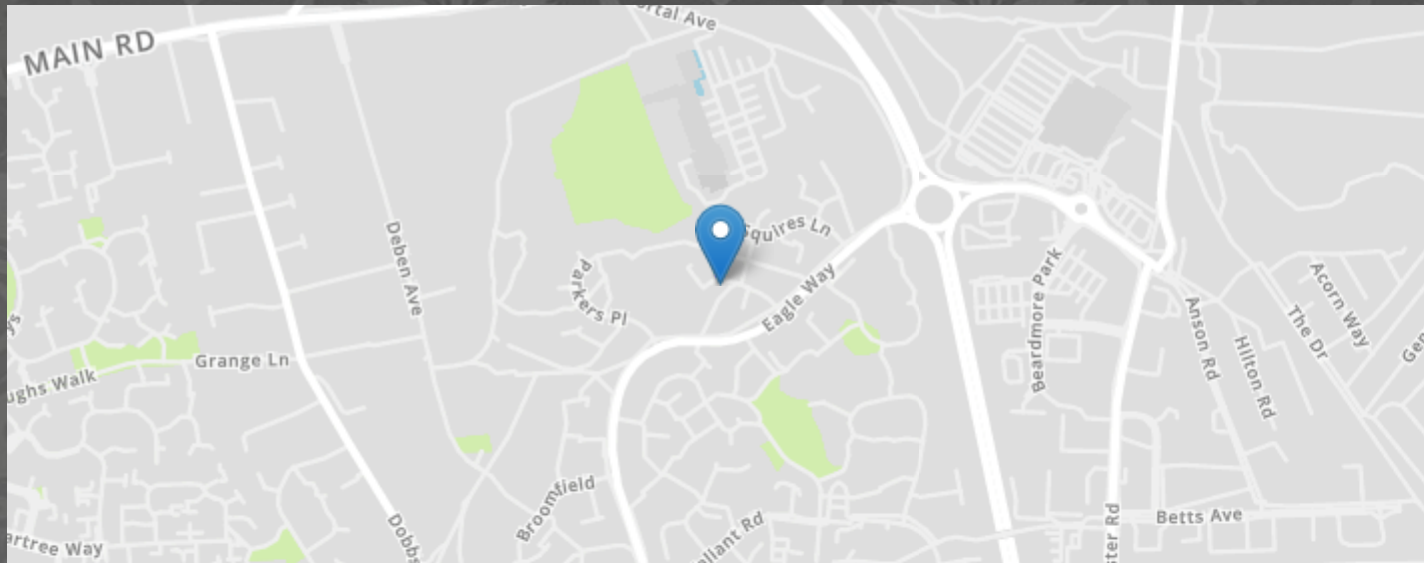


## Demesne Gardens, Martlesham Heath, Ipswich



# MARKS & MANN



- NO ONWARD CHAIN
- KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- GENEROUS, PRIVATE, MATURE REAR GARDEN
- CLOSE TO LOCAL SHOPS, AMENITIES AND AMENITIES
- 4 BED DETACHED FAMILY HOME
- SITTING ROOM AND SEPARATE DINING ROOM
- EN-SUITE TO BEDROOM ONE AND FAMILY BATHROOM
- DOUBLE GARAGE AND OFF ROAD PARKING
- EASY REACH OF A12/A14



## Demesne Gardens, Martlesham Heath, Ipswich

Offered for sale, with NO ONWARD CHAIN, is this well-presented four bedroom DETACHED FAMILY HOME with a GENEROUS, MATURE and PRIVATE rear GARDEN, DOUBLE GARAGE and OFF ROAD PARKING. Accommodation comprises, entrance porch, entrance hall, downstairs cloakroom, sitting room, dining room, kitchen/breakfast room and separate utility room, with four bedrooms, with bedroom one having an en-suite shower room, and a family bathroom. An early viewing is highly advised.

# MARKS & MANN

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**£500,000**



# Demesne Gardens, Martlesham Heath, Ipswich

## Entrance porch

1.82m x 1.62m (6' 0" x 5' 4") External door and windows to front with door to entrance hall and door to:

## Downstairs cloakroom

1.79m x 0.77m (5' 10" x 2' 6") Hand wash basin and WC.

## Entrance hall

With stairs to first floor, storage cupboard and doors to sitting room, dining room and kitchen/breakfast room.

## Sitting room

6.61m x 2.82m (21' 8" x 9' 3") (max) Triple aspect room with full length window to front, window to side and French doors to rear, overlooking and leading into the garden. Feature fireplace.

## Dining room

3.71m x 3.05m (12' 2" x 10' 0") Dual aspect room with full length window to front and window to side, serving hatch to kitchen.

## Kitchen/breakfast room

3.71m x 3.42m (12' 2" x 11' 3") Dual aspect room with window to side and window to rear overlooking the garden. Range of matching base and eye level units with worktops over, sink, built-in double oven, hob with extractor over, integrated fridge/freezer and dishwasher, space for a dining table, serving hatch to dining room and door to:

## Utility room

2.77m x 1.49m (9' 1" x 4' 11") Window to rear, matching base and eye level unit and space and plumbing for a washing machine and tumble dryer. External door to rear garden.

## First floor landing

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

## Bedroom one

4.52m x 3.45m (14' 10" x 11' 4") (max) Dual aspect room with windows to front and side, door to:

## En-suite shower room

Window to front, shower cubicle, hand wash basin with storage cupboards and WC.

## Bedroom two

3.61m x 3.12m (11' 10" x 10' 3") Window to rear overlooking the garden.

## Bedroom three

3.78m x 3.44m (max) (12' 5" x 11' 3" (max) Window to front.

## Bedroom four

3.78m x 1.96m (12' 5" x 6' 5") Window to rear overlooking the garden.

## Family bathroom

2.75m x 2.13m (9' 0" x 7' 0") Window to side, panel enclosed bath with shower over, hand wash and WC, both with generous matching storage cupboards.

## Outside

The front of the property has been block paved providing off road parking for multiple vehicles. This leads to the double garage 5.32m x 5.10m (17' 5" x 16' 9") which has an electric roller door with power and light connected. The property has a shrub/hedge border to the front and sides, with a gate providing side access to the rear garden.

The generous mature rear garden has a block paved area to the immediate rear of the property, ideal for alfresco dining, with the remainder mainly laid to lawn with mature trees, shrubs and plants.

## 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 TBC.  
Our ref: SM/elr.

# Demesne Gardens, 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 3UA as the point of destination.

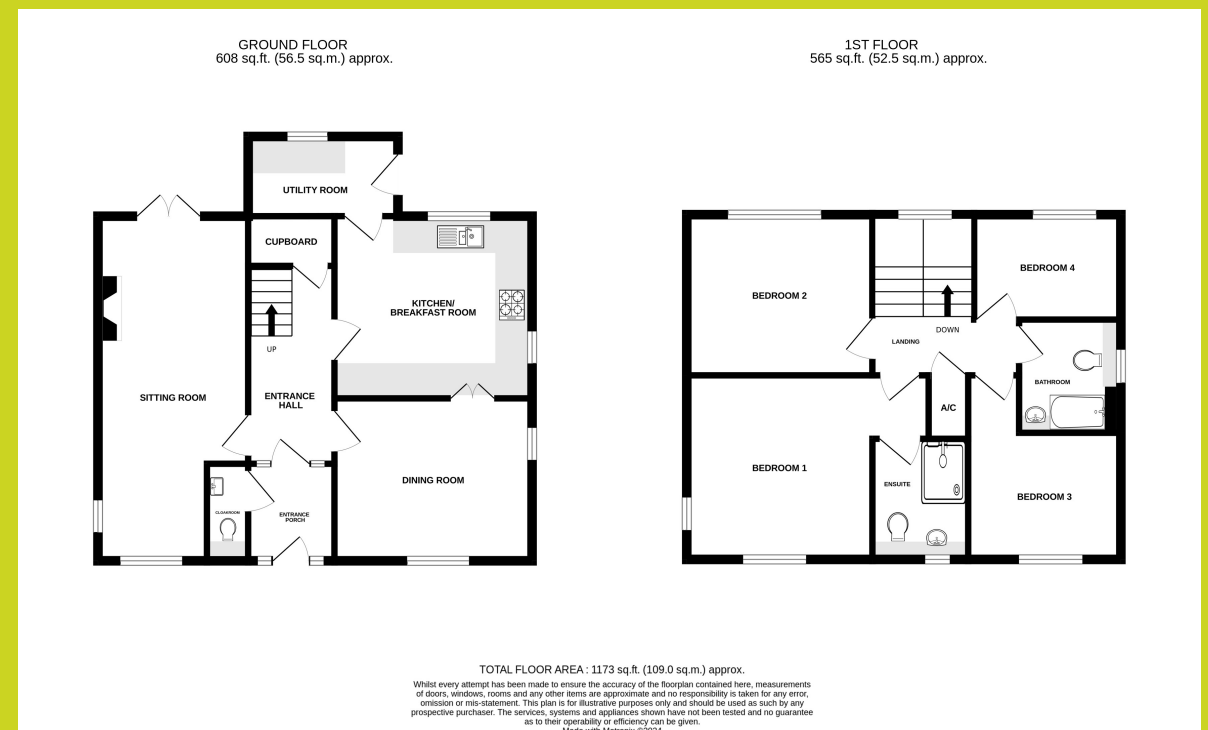
## Disclaimer

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.

