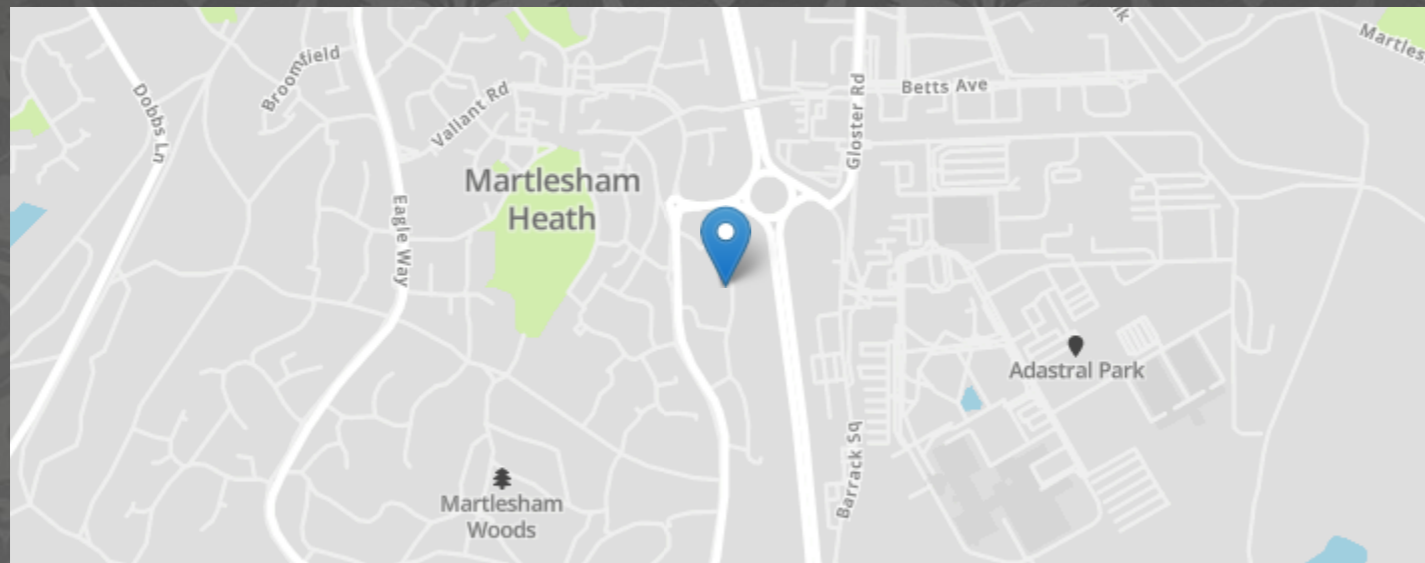


Coopers Road, Martlesham Heath, Ipswich



- *** NO ONWARD CHAIN ***
- OPEN-PLAN KITCHEN/DINING ROOM
- BEDROOM ONE WITH EN-SUITE SHOWER ROOM
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14
- EXTENDED FOUR BEDROOM FAMILY HOME
- SEPARATE SITTING ROOM WITH FRENCH DOORS TO REAR GARDEN
- GENEROUS, MATURE, REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

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MARKS & MANN



Coopers Road, Martlesham Heath, Ipswich

*** NO ONWARD CHAIN ***

EXTENDED, FOUR BEDROOM FAMILY HOME with GENEROUS, MATURE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, hall, OPEN-PLAN kitchen and dining room and a SEPARATE sitting room on the ground floor, three bedrooms and the family bathroom on the first floor, with bedroom one and an EN-SUITE shower room on the second floor. Located in popular Martlesham Heath, close to LOCAL SCHOOLS, shops, amenities and bus routes, with easy access to the A12/A14.

£395,000

Coopers Road, Martlesham Heath, Ipswich

Entrance hall

Window to front, door to:

Hall

Stairs to first floor, door to:

Dining room

Dual aspect room with windows to front and side, space for a family dining table and open through to:

Kitchen

Window and door to side giving access to the driveway. Range of matching base and eye level units with worktops over, sink, space for a freestanding cooker with extractor over, space for a fridge/freezer and space and plumbing for a washing machine and dishwasher. Breakfast bar with room for breakfast/bar stools and built-in storage cupboard. Door to:

Sitting room

Window and French doors to rear, overlooking and leading into the fantastic rear garden.

First floor landing

Access to airing cupboard, doors to bedrooms two, three and four/study, as well as the family bathroom.

Bedroom two

Window to side, fitted sliding door wardrobe.

Bedroom three

Window to rear overlooking the garden, fitted sliding door wardrobe.

Bedroom four/study

Window to front.

Family bathroom

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

Second floor landing

Door to:

Bedroom one

Window to rear overlooking the garden, Velux window to rear, eaves storage and door to:

En-suite shower room

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

Outside

The front of the property has been planted with flowers, plants and shrubs with a pathway leading to the front door. A gravel driveway provides off road parking, leading to the garage, with up and over door, power and light connected. A side gate leads to the rear garden.

The fantastic, mature rear garden has a patio to the immediate rear of the garden ideal for alfresco dining, with the remainder mainly laid to lawn with flower, plant, shrub and tree borders, enclosed by wooden fencing. To the rear there is a garden shed, which we understand is to remain, and a vegetable garden.

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.

Coopers 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

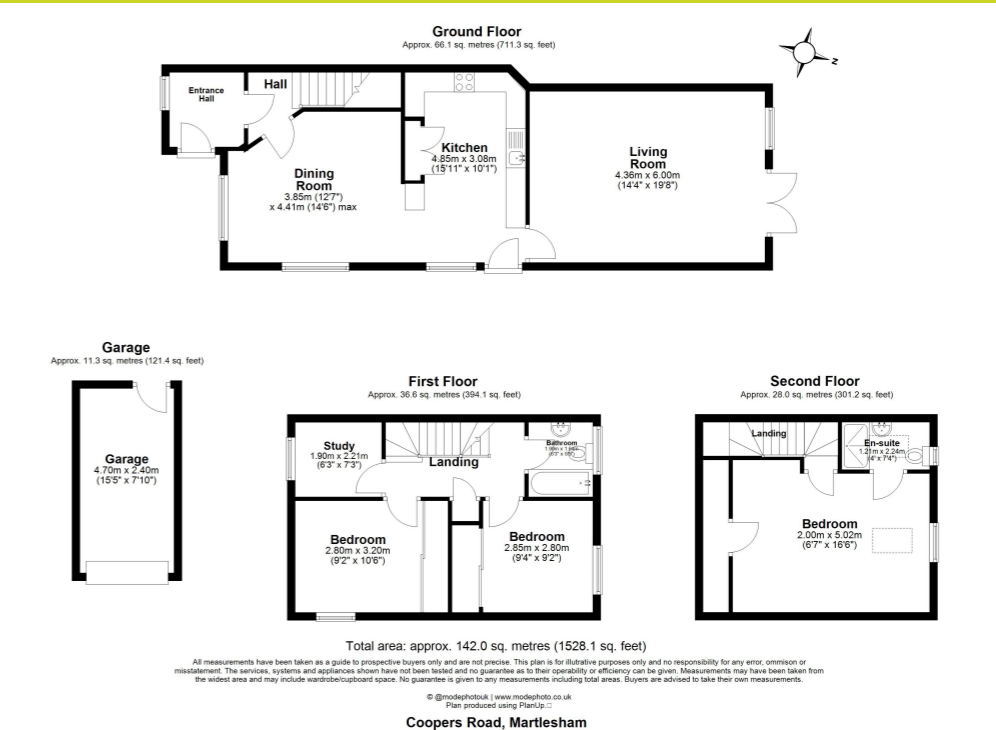
Using a SatNav, please use IP5 3SJ as the point of destination.

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.

