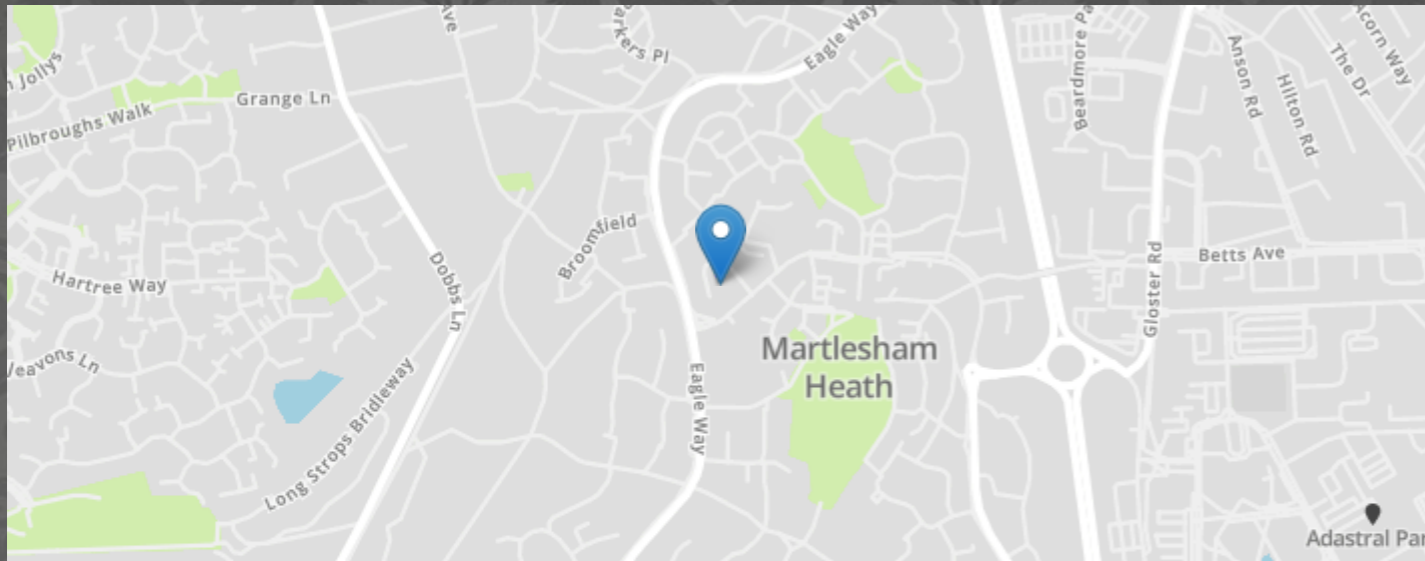


## Saddlers Place, Martlesham Heath, Ipswich



- MARTLESHAM HEATH
- DETACHED BUNGLOW
- NO ONWARD CHAIN
- SUMMER HOUSE

- TWO BEDROOMS
- GARAGE AND PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GENEROUS, EAST-FACING REAR GARDEN

# MARKS & MANN

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# MARKS & MANN



## Saddlers Place, Martlesham Heath, Ipswich

Offered for sale with no onward chain is this two bedroom, detached bungalow on the popular Martlesham Heath development.

The accommodation comprises entrance porch, hallway, sitting/dining room, kitchen, two bedrooms and a bathroom. The property has the added benefit of a garage, off road parking and enclosed, generous east-facing rear garden and an early viewing is highly recommended.

**£325,000**

## Saddlers Place, Martlesham Heath, Ipswich

### Porch

2.00m x 1.15m (6' 7" x 3' 9")  
UPVC double glazed entrance porch, gas & electric meter box's, UPVC double glazed door with side window to:

### Hallway

With doors to all rooms.

### Sitting/dining room

5.63m x 3.77m (18' 6" x 12' 4")  
UPVC double glazed sliding patio doors overlooking and leading to the rear garden, two radiators, door to:

### Kitchen

2.68m x 2.62m (8' 10" x 8' 7")  
UPVC double glazed window to front, range of matching base and eye level units with worktops over, sink, electric hob with extractor over. There is an integrated single low level oven, wall mounted combi boiler and space for a freestanding fridge/freezer.

### Bedroom One

4.76m x 2.60m (15' 7" x 8' 6")  
Dual aspect with a UPVC double glazed window to both front and rear, radiator.

### Bedroom Two

3.50m x 2.96m (11' 6" x 9' 9")  
UPVC double glazed window to rear, access to loft, radiator.

### Bathroom

1.95m x 1.69m (6' 5" x 5' 7")  
UPVC double glazed obscured window to side, bath with shower over, low level WC, hand wash basin with cupboard storage below, radiator, fully tiled walls.

### Outside

The front of the property has been laid to shingle with a path leading to the front porch. To the side there is off road parking with access to the single garage with a side gate giving access to the rear garden.

There is a patio area to the immediate rear with the remainder mainly laid to lawn with mature plants and shrubs, enclosed by wooden fencing. There is a summer house with power connected.

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### 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

### 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 nearby, 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.

### 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.

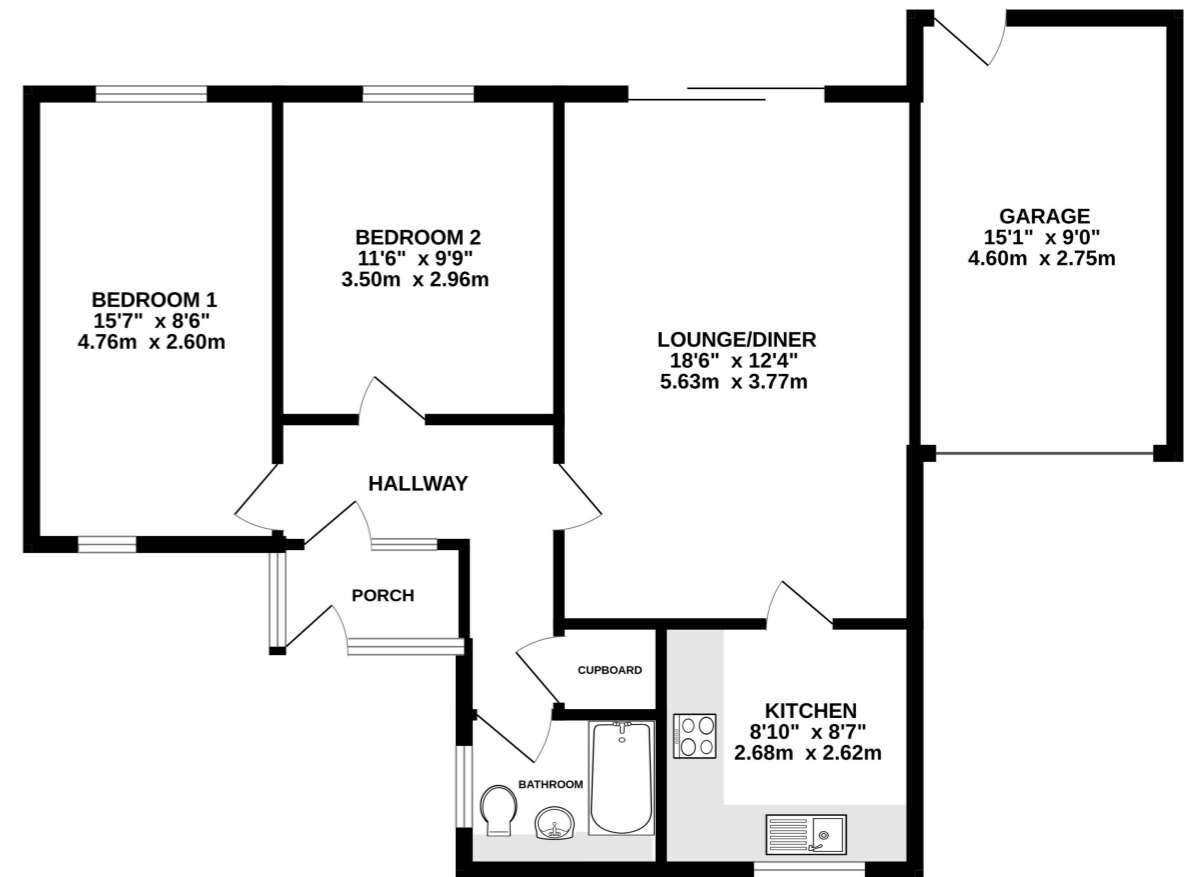
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

### 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.

## Saddlers Place, Martlesham Heath, Ipswich

### GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The above floor plans are not to scale and are shown for indication purposes only.

