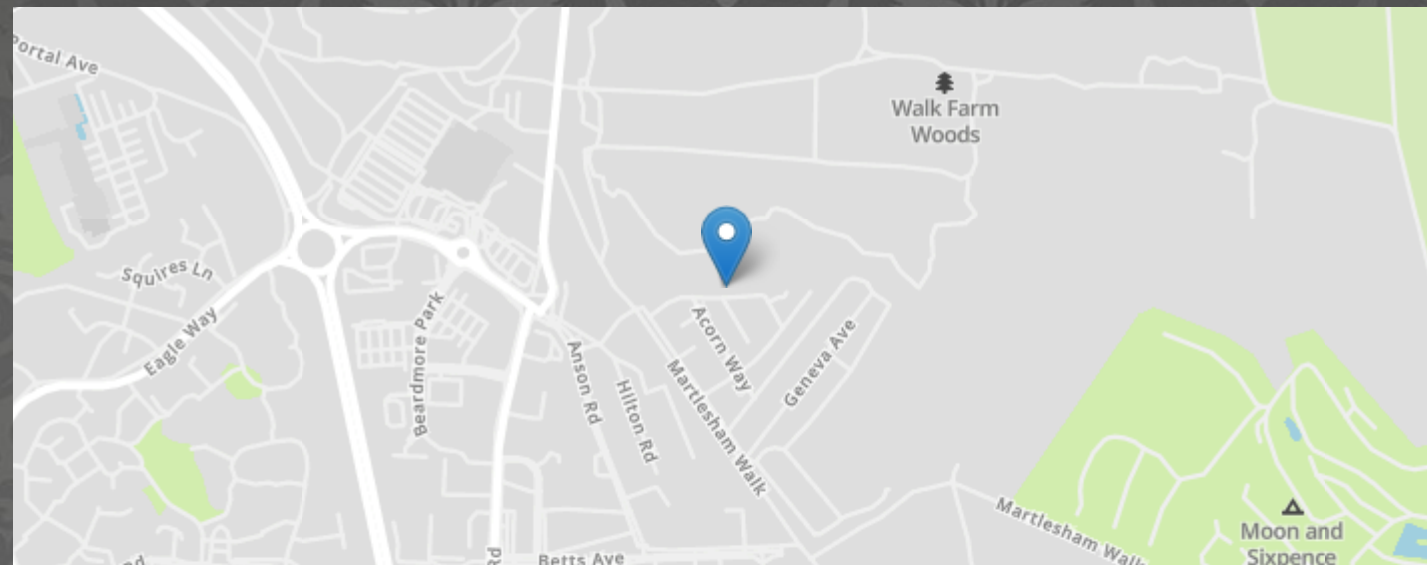


Woodside, Martlesham Heath, Ipswich



- POPULAR WOODSIDE ON FALCON PARK
- TWO BEDROOM PARK HOME
- SITTING/DINING ROOM AND SEPARATE KITCHEN
- FITTED WARDROBES TO BEDROOM TWO
- GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL SHOPS, AMENITIES AND BUS ROUTE
- PRIVATE GARDEN BACKING ONTO WOODLANDS
- SITTING/DINING ROOM
- WALK-IN WARDROBE & EN-SUITE SHOWER ROOM TO BEDROOM ONE
- SEPARATE SHOWER ROOM
- 100MM EXTRA INSULATION INSTALLED TO ALL EXTERNAL WALLS AND THE UNDERSIDE

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Woodside, Martlesham Heath, Ipswich

Offered for sale on popular FALCON PARK, is this TWO BEDROOM PARK HOME with GARAGE, PARKING and PRIVATE rear GARDEN backing onto WOODLANDS. Accommodation comprises open-plan sitting/dining room, kitchen, two bedrooms, with bedroom one having a dressing room and en-suite shower room, and a further shower room. The property has recently had 100mm extra insulation installed to all external walls and the underside and an internal viewing is highly recommended to appreciate the FANTASTIC POSITION of this property.

£235,000

Woodside, Martlesham Heath, Ipswich

Entrance hall

Window and door to side, storage cupboard, doors to the sitting room, kitchen, both bedrooms and the shower room.

Sitting room

4.93m x 3.39m (16' 2" x 11' 1") Dual aspect room with windows to front and side, built-in electric fire (to remain) and opening through to:

Dining room

2.60m x 2.50m (8' 6" x 8' 2") Window to front, door to:

Kitchen

4.57m x 2.90m (15' 0" x 9' 6") Window and door to side giving access to the garden, storage cupboards one of which is an airing cupboard with radiator and shelving, range of matching base and eye level units with worktops over, sink, water softener (to remain), built-in oven, hob with extractor over and breakfast bar. There is a washing machine, tumble dryer and fridge freezer which are all to remain and we have also been advised there is plumbing for a dishwasher (behind the tumble dryer) should someone wish to utilise this. A door leads back into the entrance hall.

Bedroom one

3.03m x 2.90m (9' 11" x 9' 6") Window to side, door to a walk-in wardrobe and door to:

En-suite shower room

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

Bedroom two

2.90m x 2.80m (9' 6" x 9' 2") Window to side, fitted wardrobes.

Shower room

Window to side, large shower cubicle with dual head shower fitting, hand wash basin and WC.

Outside

The property has a decorative shingle area to the front and side with a path leading to the front door. To the other side there is a block paved driveway providing off road parking, leading to the garage 6.06m x 3.00m (19' 11" x 9' 10") with electric up and over door, power and light connected. A door gives access to the kitchen, with a side gate leading to the rear garden.

The generous, private rear garden backs onto fantastic woodlands and benefits from a patio area to the side, ideal for outdoor entertaining, with the remainder mainly laid to lawn, enclosed by wooden fencing.

Important information

Services - we understand that mains gas, electricity, water and drainage are connected to the property.
There is high Speed Full Fibre Broadband.
Council tax band A.
EPC rating - exempt.
Our ref: SM/elr.

Agents notes

We have been advised by the vendors that the property has recently had 100mm extra insulation installed to all external walls and underside and that all white goods and the garden furniture are to remain at the property.

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.

The popular market town of Woodbridge is within easy reach, 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.

Woodside, Martlesham Heath, Ipswich

Directions

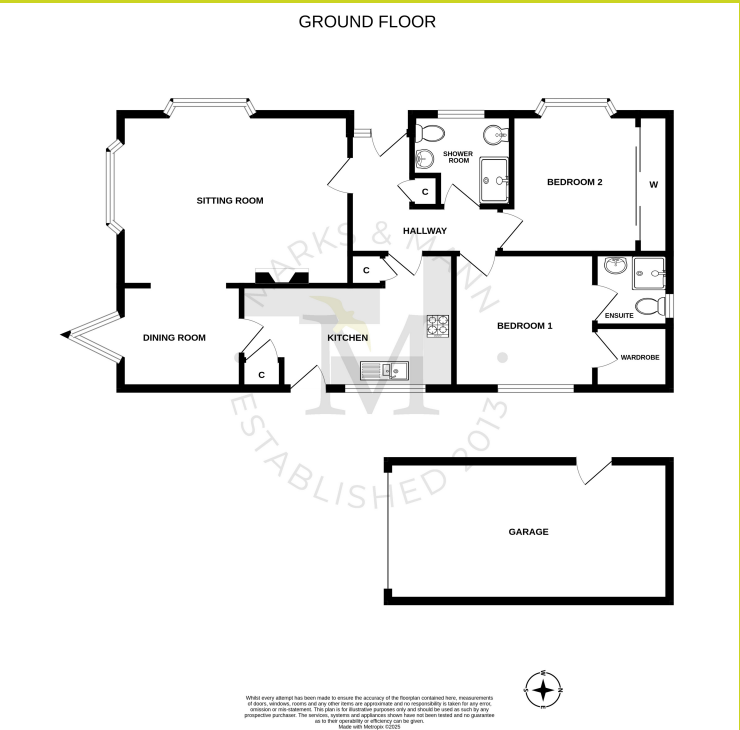
Using a SatNav, please use IP5 3RZ as the point of destination.

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.

