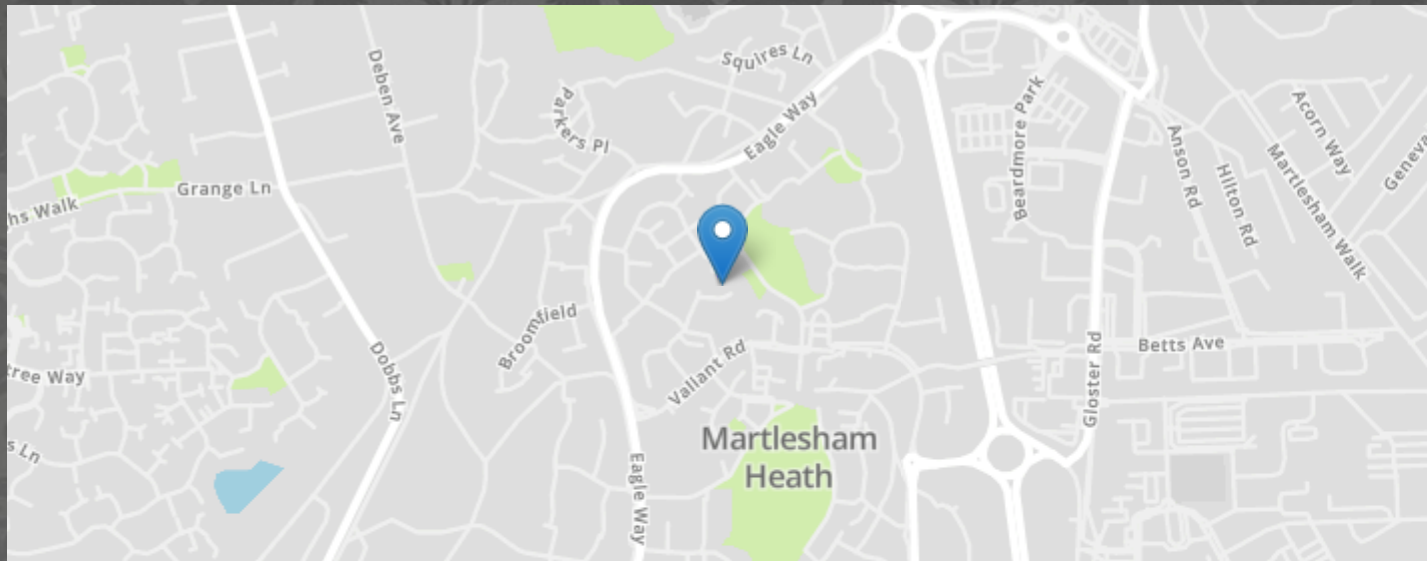


Saddlers Place, Martlesham Heath, Ipswich



- *** NO ONWARD CHAIN ***
- SPACIOUS TWO BEDROOM BUNGALOW
- EN-SUITE BATHROOM TO BEDROOM ONE
- BOOT ROOM/UTILITY
- GARAGE AND OFF ROAD PARKING
- SITUATED ON A GENEROUS PLOT
- SITTING/DINING ROOM AND SEPARATE KITCHEN
- SUN ROOM LEADING INTO THE GARDEN
- PRIVATE, LANDSCAPED GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

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MARKS & MANN



Saddlers Place, Martlesham Heath, Ipswich

*** NO ONWARD CHAIN ***

Situated on a GENEROUS PLOT, on popular MARTLESHAM HEATH, is this SPACIOUS TWO BEDROOM BUNGALOW with a good sized PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance porch, sitting/dining room, kitchen, inner hall, two bedrooms, with bedroom one having an EN-SUITE shower room, SUN ROOM, BOOT ROOM and a bathroom. An early viewing is strongly advised to appreciate the VERSATILE ACCOMMODATION available on this EXCELLENT PLOT.

£320,000

Saddlers Place, Martlesham Heath, Ipswich

Entrance porch

2.61m x 1.16m (8' 7" x 3' 10") Window to front and side, door to:

Sitting/dining room

5.65m x 5.05m (18' 6" x 16' 7") Dual aspect room with window to front and side, space for a family dining table and a comfy sofa/seating area. Door to the inner hall and door to:

Kitchen

2.69m x 2.62m (8' 10" x 8' 7") Dual aspect room with windows to two sides, range of matching base and eye level units with worktops over, sink, space for a freestanding cooker with extractor over, space for a fridge and space and plumbing for a washing machine.

Inner hall

Doors to both bedrooms, the family bathroom and the boot room.

Bedroom one

4.78m x 2.60m (15' 8" x 8' 6") Dual aspect room with window to front and patio doors to the sun room. Further door to:

En-suite shower room

3.25m x 1.16m (10' 8" x 3' 10") Dual aspect room with window to side and rear, shower cubicle, hand wash basin and WC.

Sun room

3.65m x 2.51m (12' 0" x 8' 3") Windows and doors overlooking and leading into the garden.

Bedroom two

3.81m x 2.92m (12' 6" x 9' 7") Window to front.

Bathroom

2.63m x 1.95m (8' 8" x 6' 5") Window to side, access to airing cupboard, corner bath with shower over, hand wash basin, WC and heated towel radiator.

Boot room

2.32m x 1.07m (7' 7" x 3' 6") Windows and door to rear, giving access to the garden.

Outside

The front of the property has been laid to block paving, providing off road parking, leading to the garage, with electric up and over door operated by remote control, power and light connected. A path leads to the front door. To the side the property has plant/shrub borders with a gate leading to the rear garden.

The landscaped rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder laid to low maintenance decorative stones with plant/shrub borders and paths, enclosed by wooden fencing. There is a shed and greenhouse which we understand are both to remain.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band D.
EPC rating D.
Our ref: SM/elr.

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.

Saddlers Place, Martlesham Heath, Ipswich

Directions

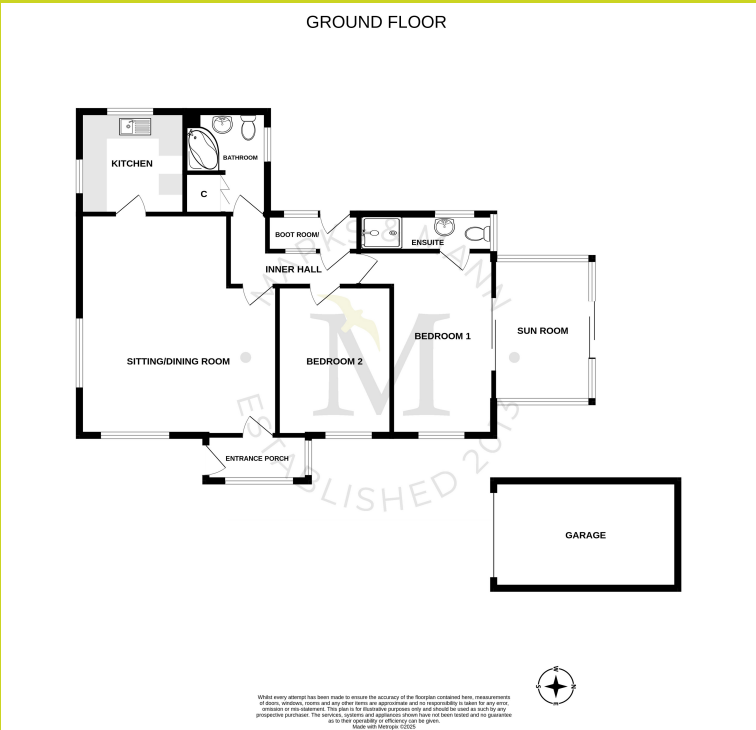
Using a SatNav, please use IP5 3SS as the point of destination.

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.

