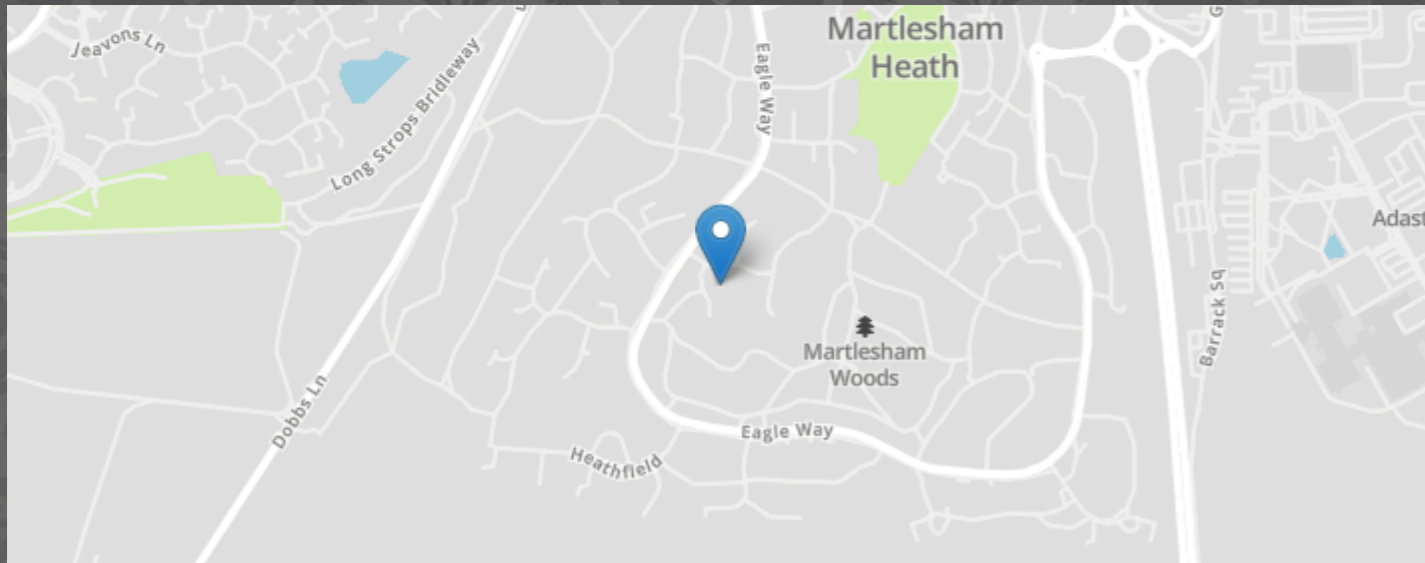


Forest Lane, Martlesham Heath, Ipswich



- COMPLETE ONWARD CHAIN
- QUIET CUL-DE-SAC POSITION
- KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY ROOM
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- DOUBLE GARAGE AND OFF ROAD PARKING
- DETACHED FOUR BEDROOM FAMILY HOME
- SITTING ROOM AND DINING ROOM
- STUDY AND SUN ROOM
- EN-SUITE TO BEDROOM ONE
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES

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**MARKS & MANN**



### Forest Lane, Martlesham Heath, Ipswich

Offered for sale with a COMPLETE CHAIN, in a QUIET CUL-DE-SAC position on POPULAR MARTLESHAM HEATH, is this DETACHED FOUR BEDROOM FAMILY HOME with GENEROUS, PRIVATE rear GARDEN and DOUBLE GARAGE. The spacious accommodation comprises entrance hall, cloakroom, sitting room, study, sun room, dining room, kitchen/breakfast room and separate utility room with four bedrooms, an en-suite to bedroom one, and family bathroom upstairs.

**£650,000**

# Forest Lane, Martlesham Heath, Ipswich

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## Entrance porch

Windows to front and side, door to:

## Entrance hall

Stairs to first floor, understairs storage cupboard and doors to the sitting room, dining room, study and downstairs cloakroom.

## Sitting room

4.18m x 6.18m (13' 9" x 20' 3")

Window to front, feature fireplace, opening trough to the dining room and patio doors to:

## Sun room

2.10m x 3.68m (6' 11" x 12' 1")

Windows and French doors overlooking and leading into the garden.

## Dining room

3.40m x 4.32m (11' 2" x 14' 2")

Window and patio doors to rear, overlooking and leading into the rear garden. Door to:

## Kitchen/breakfast room

2.99m x 4.32m (9' 10" x 14' 2")

Dual aspect room with windows to side and rear, range of matching base and eye level units with worktops over, breakfast bar, sink, integrated double oven and hob with extractor over, integrated fridge and dishwasher with door to:

## Utility room

2.65m x 4.20m (8' 8" x 13' 9")

Window to side, range of matching base and eye level units with worktop over, sink, water softener and space and plumbing for a washing machine and dishwasher. There is an external door to the side, an internal door into the double garage and a door to:

## Downstairs cloakroom

Hand was basin, WC and further door back into the entrance hall.

## Study

2.10m x 3.68m (6' 11" x 12' 1")

Window to side.

## First floor landing

Two windows to front, loft access, double doors to airing cupboard and doors to all bedrooms and the family bathroom.

## Bedroom one

4.29m x 5.89m (14' 1" x 19' 4")

Two windows to rea, overlooking the garden, two double built-in wardrobes, door to:

## En-suite shower room

Window to side, shower cubicle, hand wash basin, WC and heated towel rail.

## Bedroom two

3.81m x 4.07m (12' 6" x 13' 4")

Window to rear, two double built-in wardrobes.

## Bedroom three

3.47m x 4.00m (11' 5" x 13' 1")

Dual aspect room with two windows to front and one to side, built-in wardrobes.

## Bedroom four

2.28m x 3.78m (7' 6" x 12' 5")

Window to front.

## Family bathroom

Window to side, panel enclosed bath, double walk-in shower cubicle, hand wash basin, WC and heated towel rail.

## The outside

The front of the property has a generous block paved driveway for multiple vehicles, leading to the double garage with up and over doors with power and light connected. There is a large lawned area with a plant and shrub turning area, with a side gate giving access to the rear garden.

The generous, private rear garden has a patio area to the immediate rear of the property, ideal for outdoor entertaining, with a lawned area, shingle/gravel area and pathways, with flower, plant and shrub borders, trees giving fabulous privacy, enclosed by wooden fencing.

## Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band F.

EPC rating TBC.

Our ref: SM/elr.

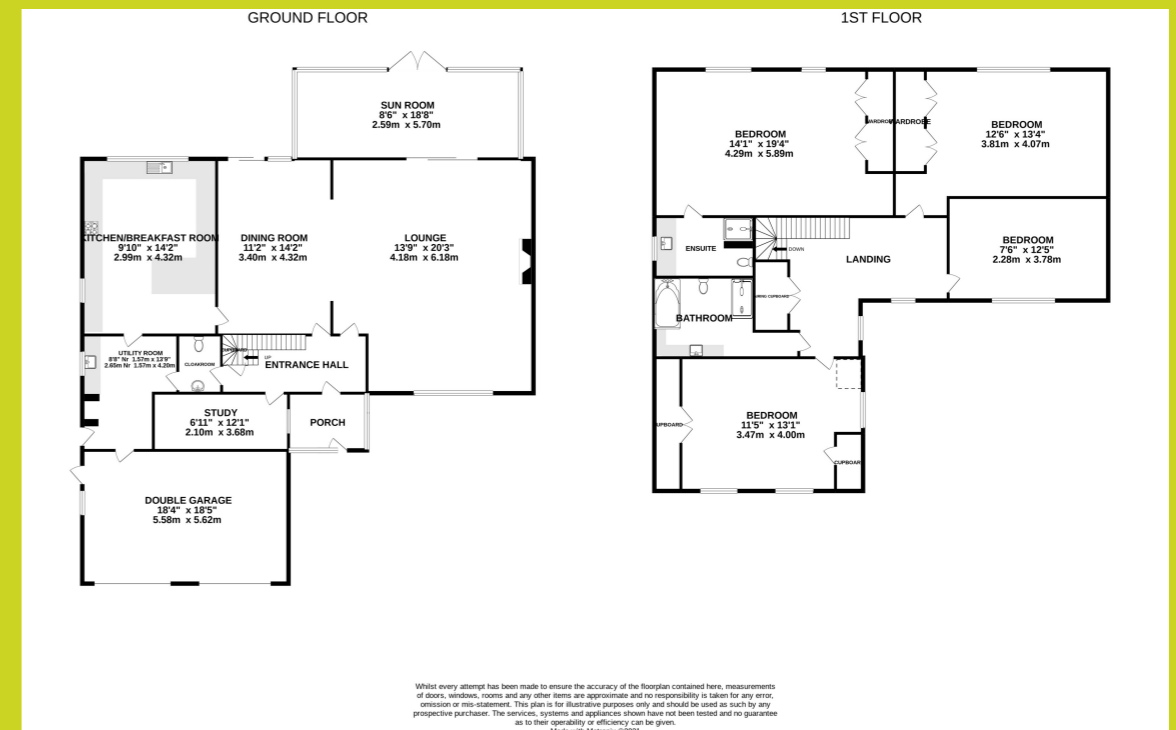
## Location

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.

## 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.



The above floor plans are not to scale and are shown for indication purposes only.

