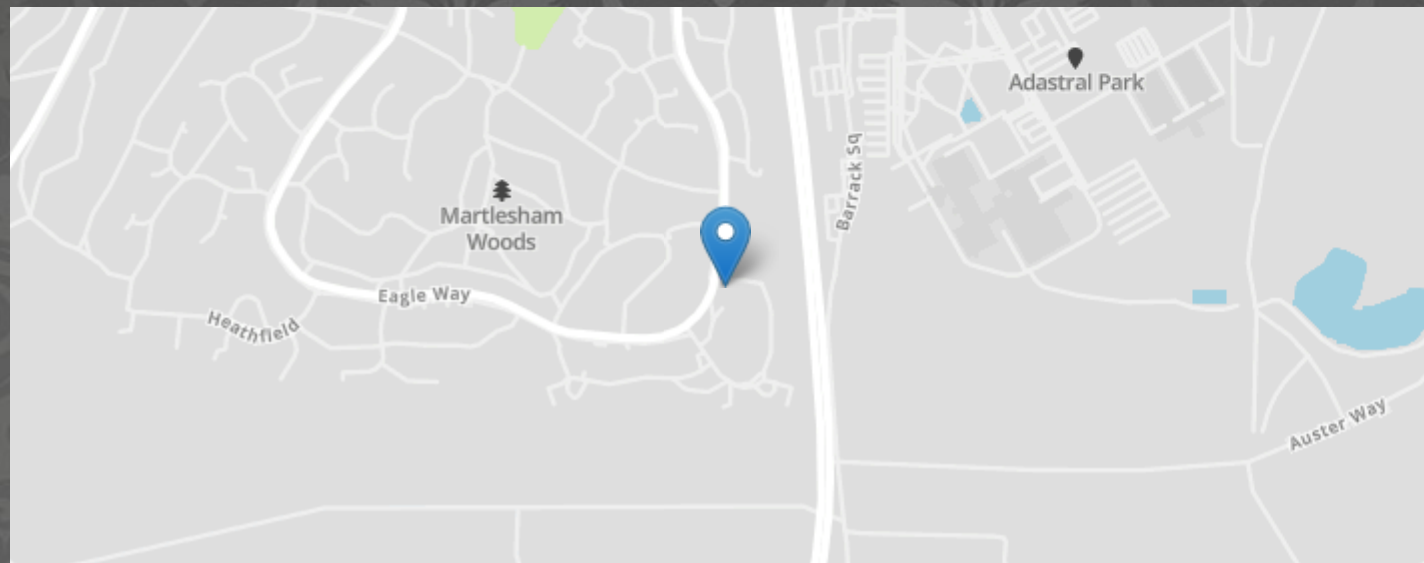


Lancaster Drive, Martlesham Heath, Ipswich



- SUBSTANTIAL FIVE BEDROOM FAMILY HOME
- SITTING ROOM, DINING ROOM AND STUDY
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GENEROUS GARDENS WITH A FANTASTIC GARDEN ROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTES

- PRIVATE, SECLUDED CORNER PLOT IN A CUL-DE-SAC POSITION ON POPULAR ROAD IN MARTLESHAM HEATH
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- FITTED DOUBLE WARDROBES TO ALL FIVE BEDROOMS
- DOUBLE GARAGE WITH EV CHARGER AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14 AND MAINLINE RAILWAY STATION AT IPSWICH

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



Lancaster Drive, Martlesham Heath, Ipswich

SUBSTANTIAL FIVE BEDROOM FAMILY HOME situated on a CORNER PLOT, on this POPULAR ROAD in MARTLESHAM HEATH. The property is located in a PRIVATE, SECLUDED position and benefits from GENEROUS GARDENS, a DOUBLE GARAGE with EV CHARGER and off road PARKING. Accommodation comprises entrance hall, sitting room, dining room, kitchen, study and downstairs cloakroom, with five bedrooms with and EN-SUITE SHOWER ROOM to bedroom one, and a family bathroom upstairs. With FITTED DOUBLE WARDROBES to all bedrooms and SPACIOUS LIVING ACCOMMODATION downstairs, an early viewing is strongly advised to appreciate the size and quality of this home and to avoid disappointment.

£800,000

Lancaster Drive, Martlesham Heath, Ipswich

Entrance hall

Generous entrance hall with door and two windows to front, stairs to first floor with understairs storage cupboard, two sets of double doors to the sitting room and dining room, with doors to the kitchen, study and downstairs cloakroom.

Sitting room

7.00m x 4.40m (23' 0" x 14' 5") Triple aspect room with windows to front, side and rear, overlooking the garden, with feature fireplace.

Dining room

4.62m x 3.50m (15' 2" x 11' 6") Conservatory style windows and French doors to rear, overlooking and leading into the garden, space for a generous sized family dining table and serving hatch through to the kitchen.

Kitchen

3.50m x 4.31m (11' 6" x 14' 2") Dual aspect room with window to rear, overlooking the garden, and window and external door to side giving access to the garden. Range of matching base and eye level units with worktops over, sink, built-in double oven, hob with extractor over, integrated fridge/freezer and space and plumbing for a washing machine and dishwasher.

Study

3.40m x 3.11m (11' 2" x 10' 2") max. Window to front.

Downstairs cloakroom

Window to front, wash hand basin and WC.

First floor landing

Window to front, door to airing cupboard, doors to all five bedrooms and the family bathroom.

Bedroom one

3.54m x 4.31m (11' 7" x 14' 2") Dual aspect room with window to rear and side, double built-in wardrobe and door to:

En-suite shower room

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

Bedroom two

3.54m x 4.83m (11' 7" x 15' 10") Dual aspect room with window to rear and side, built-in double wardrobe.

Bedroom three

3.36m x 3.36m (11' 0" x 11' 0") Window to front, built-in double wardrobe.

Bedroom four

3.54m x 3.20m (11' 7" x 10' 6") Window to rear, built-in double wardrobe.

Bedroom five

3.57m x 1.82m (11' 9" x 6' 0") max. Dual aspect room window to front and side, built-in double wardrobe.

Family bathroom

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

Outside

The property sits on a large secluded, corner plot which has been cleverly screened providing excellent privacy. A driveway, providing off road parking for multiple cars, leads to the double garage, with up and over doors, power and light connected and a window and personnel door to the side. There is an EV charging point and a gate providing access to the front garden.

The front of the property has been mainly laid to lawn with a beautiful pond, plant and shrub borders, a pathway leading to the front door and a side gate leading to the rear garden, enclosed by mature hedging.

There is a large patio area to the immediate rear of the property, ideal for alfresco dining and outdoor entertaining, with the remainder mainly laid to lawn. A path leads to the rear of the garden where there is a further patio area and garden room with two windows and French doors, with the whole rear garden enclosed by hedging.

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 D.
Our ref: SM/elr.

Lancaster Drive, 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

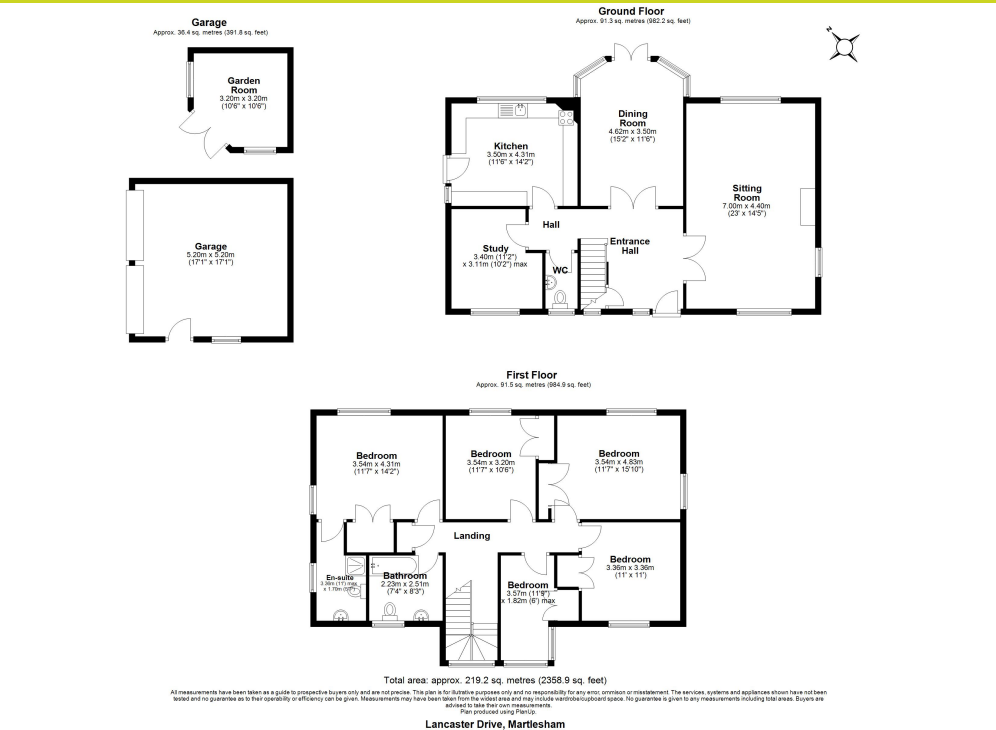
Using a SatNav, please use IP5 3TJ as the point of destination.

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.

