

Westland, Martlesham Heath, Ipswich



- EXTENDED & FULLY REFURBISHED
- 3 GOOD SIZE BEDROOMS
- OPEN PLAN LOUNGE/DINING/KITCHEN
- END OF QUIET CUL-DE-SAC
- GENEROUS FRONTAGE - PARKING X 4
- LINK DETACHED BUNGALOW
- BATHROOM + SHOWER ROOM
- TILED ROOF CONSERVATORY
- GARDEN WITH HEATHLAND TO REAR
- ATTACHED GARAGE

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Situated in a superb position at the end of a quiet cul-de-sac and backing onto Heathland is this recently Extended & Fully Refurbished Link Detached Bungalow.

The accommodation comprises; entrance hall, bathroom, three good size bedrooms, shower room, open plan lounge/dining/kitchen room and brick built conservatory with pitched roof. The property benefits from renewed Baxi combi boiler together with radiators, updated electrics and replacement PVC double glazing throughout finished in Grey outer & White inner. To the outside is a generous frontage which provides parking for up to four vehicles, an attached Garage to side and a pleasant south/west facing rear garden.

£469,995

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Contemporary Composite Slimline Glazed Front Entrance Door Into:

Entrance Hall

Radiator, Electric Fuse Box, Laminate wood flooring, Airing cupboard housing wall mounted Baxi combi boiler & space for tumble dryer. LED inset ceiling lights, Doors into:

Bathroom

1.96m x 1.72m (6' 5" x 5' 8") Obscured PVC double glazed window to side, panelled L shape bath with mixer tap & shower attachment + electric power shower unit above with glass shower screen to side. Low level WC, vanity wash basin with mixer tap, storage drawers & fitted mirror over. LED inset ceiling lights, white towel radiator, fully tiled walls, vinyl flooring, extractor fan, electric shaver point.

Bedroom One

3.96m x 3.25m (13' 0" x 10' 8") PVC double glazed window to front, designer white column radiator, LED Inset ceiling lights, laminate wood flooring.

Bedroom Two

3.80m x 2.93m (12' 6" (max) x 9' 7") PVC double glazed window to rear, Built in wardrobe , radiator, carpet.

Bedroom Three

3.72m x 2.60m (12' 2" (max) x 8' 6") PVC double glazed window to rear, radiator, carpet.

Shower Room

2.08m x 1.41m (6' 10" x 4' 8") Walk in double cubicle with sliding glass door, sparkle white splash back panels, thermostatic shower with large 'rain flow' shower head + further hair rinse attachment. Low level WC, vanity wash basin with storage cupboard, mixer tap & fitted mirror over. Radiator, tiled walls, large cappuccino gloss floor tiles, LED inset ceiling lights, extractor fan.

Sitting room/Dining/Kitchen

Sitting room/dining 5.62m x 5.05m (18' 5" x 16' 7")
Kitchen 2.68m x 2.63m (8' 10" x 8' 8")

Kitchen Area

PVC double glazed window to front. Fitted wall cupboard units with soft close doors & LED under unit lighting, fitted base cupboards with soft close drawer unit & retractable condiment rack. Quality Duropal compact laminate work surfaces & splash backs with composite 1.5 bowl sink unit with mixer tap. Inset electric oven & hob with glass splash back & extractor hood over. space for Fridge/Freezer, integrated Dishwasher, space for washing machine. Laminate wood flooring, LED inset ceiling lights & inset ceiling speakers (Bluetooth connectivity).

Dining Area

Breakfast Bar style island with base units & soft close doors, Duropal compact laminate work surface with overhang for bar chairs. Feature downlight with dimmer function, LED inset ceiling lights & inset ceiling speakers (Bluetooth connectivity).

Sitting room Area

Radiator with decorative cover, laminate wood flooring, dimmer function LED inset ceiling lights, inset ceiling speakers (Bluetooth connectivity). PVC double glazed French doors opening to rear patio. Door into:

Conservatory

2.85m x 2.58m (9' 4" x 8' 6") Brick base & PVC double glazed with replacement pitched & tiled roof. Double side doors to large patio area. Radiator, laminate wood flooring, dimmer function inset ceiling lights.

Outside

Front
Generous frontage which is mainly gravelled and provides parking for up to four vehicles. Raised border with variety of plants & shrubs. Block paved pathway to both front sides with central pathway leading to front door. Sensor light to front, security light with camera next to front door. Boxed gas & electric metres.

Rear

South/West facing rear garden mainly laid to lawn with well stocked plant & shrub borders including conifer tree, a feature blossom apple tree, cherry tree and a characterful mature tree which wonderfully cascades over a garden summer house. There is a raised marble effect patio area with outside light to lounge side and a large entertaining patio area to conservatory side with decorative Cotswold chippings. Continuing pathway to side access gate. Seating area to side with pergola, close Board Fencing to boundaries. Rear personal door into Garage.

Garage

Electric roller door with remote control function, power & light connected, pitched roof storage, outside tap.

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 C.
Our ref: SM.

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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

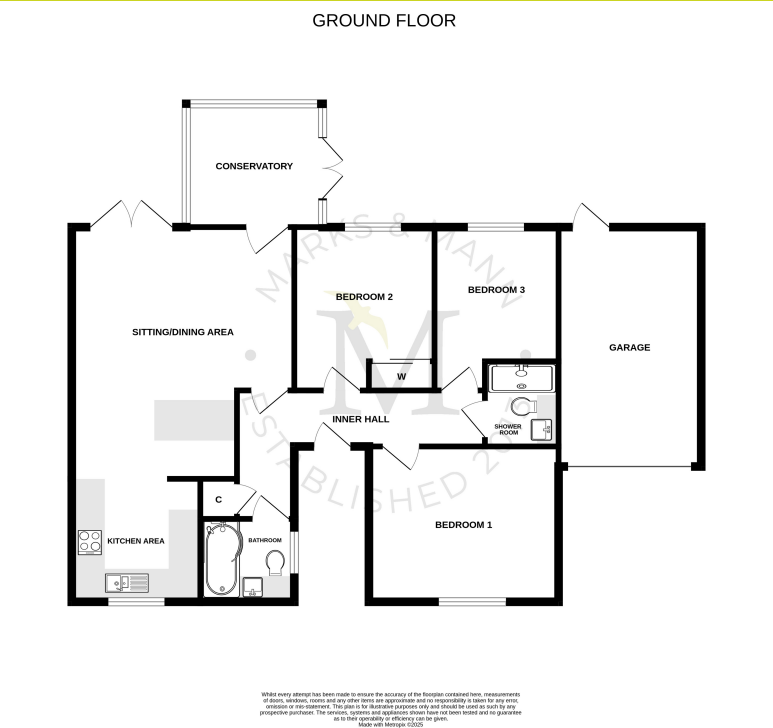
Using a SatNav, please use IP5 3SU as the point of destination.

Disclaimer

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	