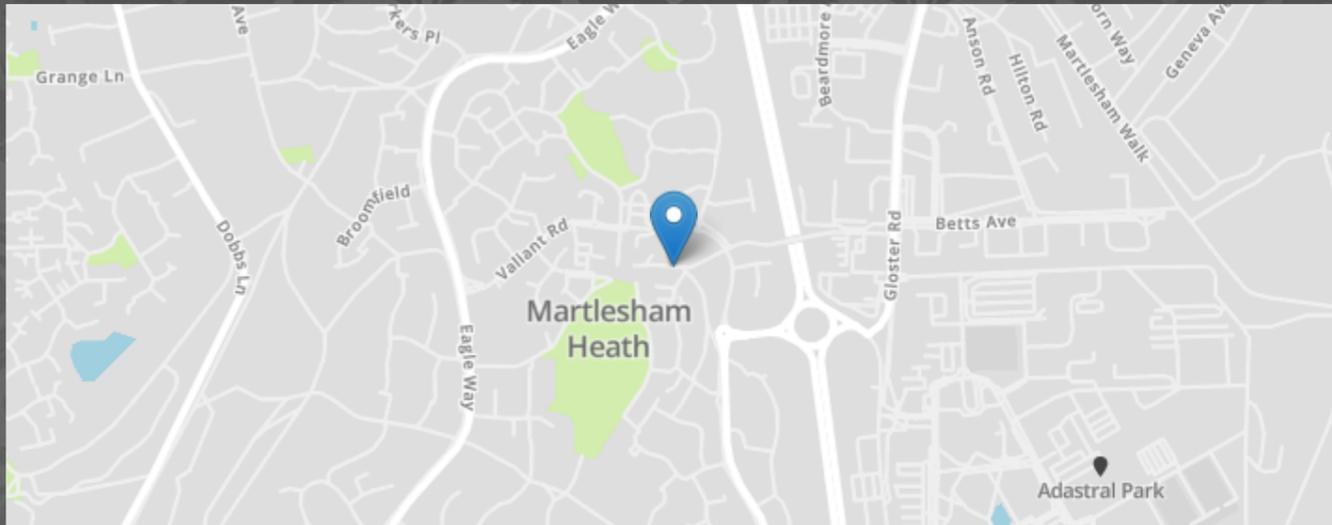


## Lark Rise, Martlesham Heath, Ipswich



- **\*\*\* NO ONWARD CHAIN \*\*\***
- **POPULAR MARTLESHAM HEATH**
- **KITCHEN AREA**
- **CLOAKROOM AND FAMILY BATHROOM**
- **GARAGE WITH POWER AND LIGHT CONNECTED**
- **EASY ACCESS TO A12/A14**
- **UNIQUE, THREE BEDROOM DUPLEX APARTMENT**
- **OPEN-PLAN LIVING**
- **SITTING ROOM OPEN THROUGH TO DINING ROOM**
- **PRIVATE REAR GARDEN**
- **CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE**



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## Lark Rise, Martlesham Heath, Ipswich

\*\*\* NO ONWARD CHAIN \*\*\*

Located on popular MARTLESHAM HEATH, in a FANTASTIC SETBACK POSITION, is this UNIQUE, THREE BEDROOM DUPLEX APARTMENT with PRIVATE rear GARDEN, and GARAGE. Accommodation comprises entrance hall, OPEN-PLAN kitchen/sitting/dining room and cloakroom on the first floor, with three bedrooms and the family bathroom on the second floor. An internal viewing is highly advised to appreciate the accommodation on offer.

**£230,000**

# Lark Rise, Martlesham Heath, Ipswich

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## Entrance hall

Door to storage cupboard, stairs to first floor.

## First floor landing

Stairs to second floor, door to the cloakroom and doors leading through to the open-plan kitchen/sitting/dining room.

## Kitchen area

4.65m x 2.77m (15' 3" x 9' 1") Window to front, range of matching base and eye level units with worktops over, sink, built-under oven and hob, freestanding appliances, all which we understand are to remain, including a fridge, freezer, dishwasher and washing machine. Open through to:

## Sitting room area

4.82m x 3.48m (15' 10" x 11' 5") Feature fireplace, space for a comfy sofa/seating area, two openings through to:

## Dining room area

4.34m x 1.98m (14' 3" x 6' 6") Two windows and two velux windows to rear, providing an abundance of natural light, space for a family dining table.

## Cloakroom

Dual aspect with windows to front and side, hand wash basin and WC.

## Second floor landing

Access to airing cupboard, doors to all three bedrooms and the family bathroom, and access via a loft ladder to the fully boarded loft.

## Bedroom one

3.79m x 2.83m (12' 5" x 9' 3") Window to front, access to storage cupboard.

## Bedroom two

2.78m x 2.75m (9' 1" x 9' 0") Window to rear.

## Bedroom three

3.55m x 1.96m (11' 8" x 6' 5") Window to rear.

## Family bathroom

2.27m x 1.70m (7' 5" x 5' 7") Velux window, panel enclosed bath with shower over, hand wash basin and WC.

## Outside

The front of the property has been laid to plants and shrubs, enclosed by low level fencing, with a path leading the front door and side gate, giving access to the rear garden.

The rear has been laid to low maintenance paving with plants, shrubs and trees, enclosed by wooden fencing.

The property additionally benefits from a garage, with power and light connected, located behind the property in a block.

## Important informaton

Tenure - Leasehold with share of freehold.

Lease term - 990+ years.

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

Council tax band B.

EPC rating D.

Our ref: SM/elr.

## Agents note

There is an annual charge payable to the Martlesham Heath Householders Ltd (MHHL), with the payment for the 2025-2026 financial year being £45. This is a mandatory fee for all householders on Martlesham Heath whose properties fall under MHHL land ownership, with payment being due on the 1st of October every year.

## 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

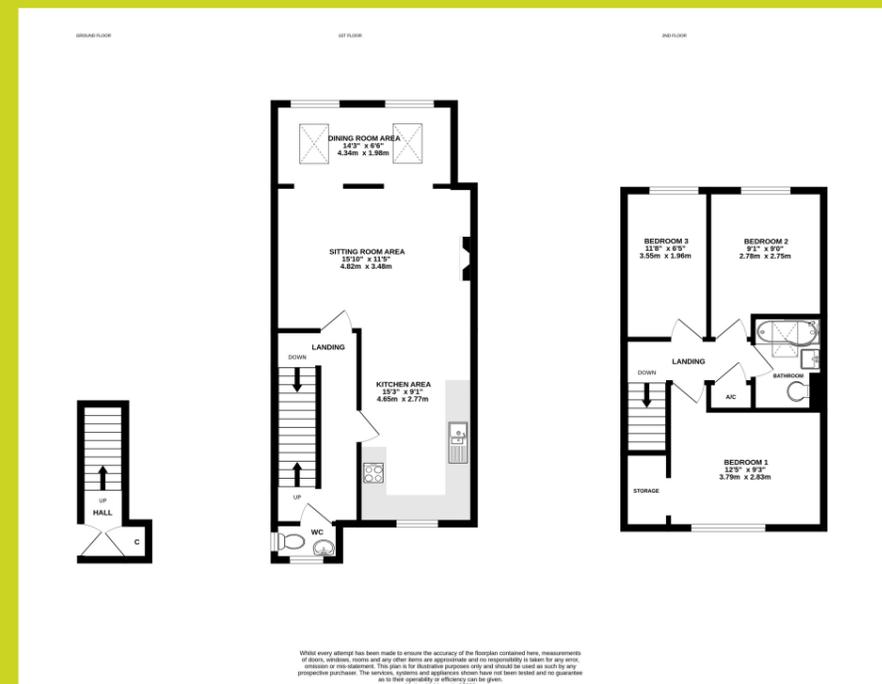
Using a SatNav, please use IP5 3SB as the point of destination.

## 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.

