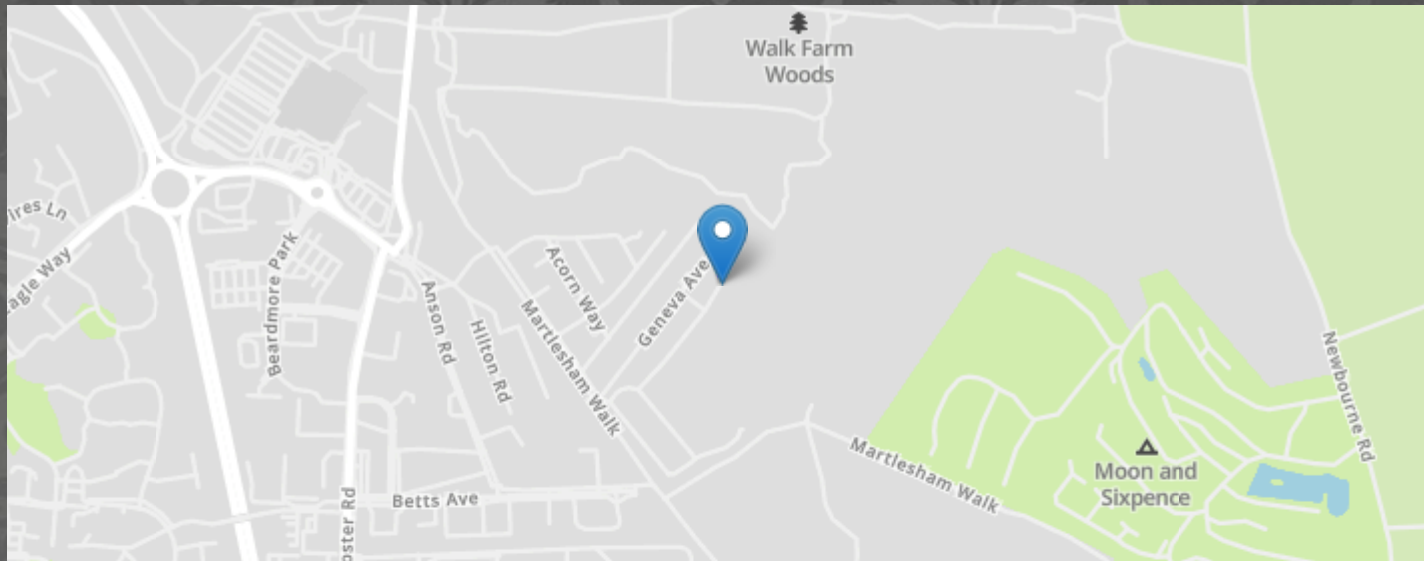


Lugano Avenue, Martlesham Heath, Ipswich



MARKS & MANN



- *** NO ONWARD CHAIN ***
- OPEN-PLAN SITTING/DINING/KITCHEN
- DOUBLE BUILT-IN WARDROBES TO BEDROOM TWO
- RAISED DECKED AREA ONTO PRIVATE GARDEN AND WILD FLOWER GARDEN AREA
- CLOSE TO LOCAL SHOPS AND AMENITIES
- MODERN 2 BED PARK HOME ON MARTLESHAM HEATH
- BEDROOM ONE WITH DRESSING AREA AND EN-SUITE SHOWER ROOM
- ADDITIONAL SHOWER ROOM
- GARAGE AND OFF ROAD PARKING
- A12/A14 WITHIN EASY REACH

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Lugano Avenue, Martlesham Heath, Ipswich

*** NO ONWARD CHAIN *** This fantastic DETACHED TWO BEDROOM PARK HOME with PRIVATE rear GARDEN leading onto WILD FLOWER GARDEN area, GARAGE and off road PARKING, is located on the popular FALCON PARK on MARTLESHAM HEATH. Accommodation comprises OPEN-PLAN sitting/dining/kitchen, two bedrooms, DRESSING AREA and EN-SUITE SHOWER ROOM to bedroom one, as well as an additional shower room. A viewing is highly advised to appropriate the accommodation on offer.

£235,000

Lugano Avenue, Martlesham Heath, Ipswich

Entrance hall

With doors to the open-plan sitting/dining kitchen, both bedrooms and the shower room.

Open-plan sitting/dining/kitchen

Living area

6.34m x 4.07m (20' 10" x 13' 4") Dual aspect room with window to front, feature fireplace, French doors overlooking and leading into the garden, full width window seat with storage, open through to:

Dining area

2.87m x 1.97m (9' 5" x 6' 6") External door, open through to:

Kitchen area

2.99m x 2.85m (9' 10" x 9' 4") Dual aspect with window to front and side, range of matching base and eye level units with worktops over, wonk, integrated single oven with gas hob and extractor over with space for an undercounter fridge and freezer and space and plumbing for a washing machine.

Bedroom one

2.86m x 2.48m (9' 5" x 8' 2") Window to front, opening through to:

Dressing area

With a vanity area to one side and plenty of hanging and shelving to the other, door to:

En-suite shower room

1.89m x 1.60m (6' 2" x 5' 3") Window to rear, shower cubicle, hand wash basin and WC.

Bedroom two

2.85m x 2.65m (9' 4" x 8' 8") Window to rear overlooking the rear garden, built-in double wardrobe.

Shower room

1.93m x 1.71m (6' 4" x 5' 7") Window to rear, shower cubicle, hand wash basin and WC.

Outside

The front of the has been laid to shingle with plant borders and a pathway with steps leading up to the front door. There is off road parking to the side of the property, leading to the garage with up and over door, power and light connected. Side access to the rear garden.

There is a raised decked area to the immediate rear of the property which leads down to the private, unoverlooked rear garden which has been predominately laid to lawn with an open fence and gate beyond leading to the mature wild flower garden area.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band A.
Exempt from EPC.
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.

The popular market town of Woodbridge is within easy reach, 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 3RR as the pint of destination.

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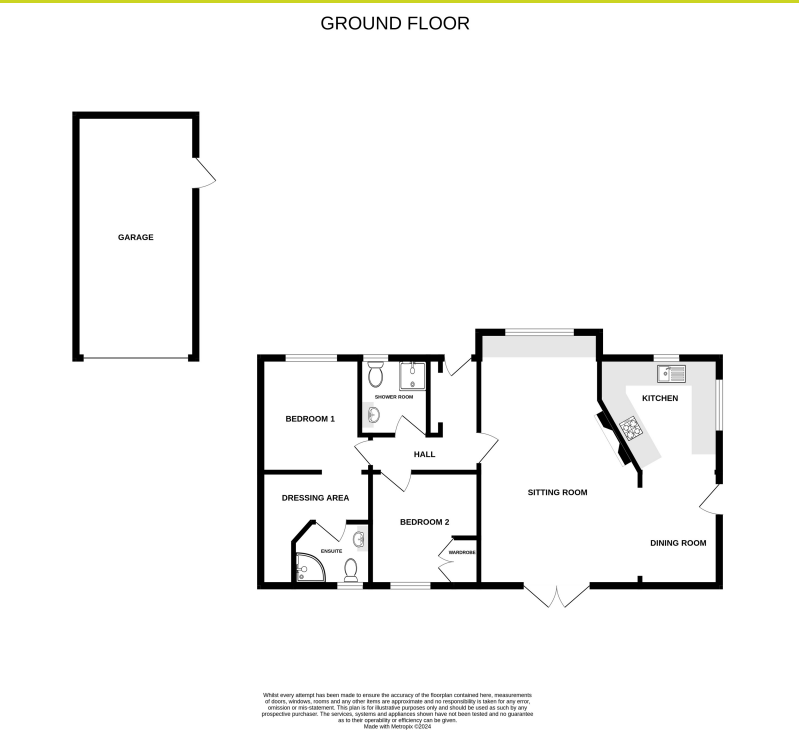
Disclaimer

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.

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.

