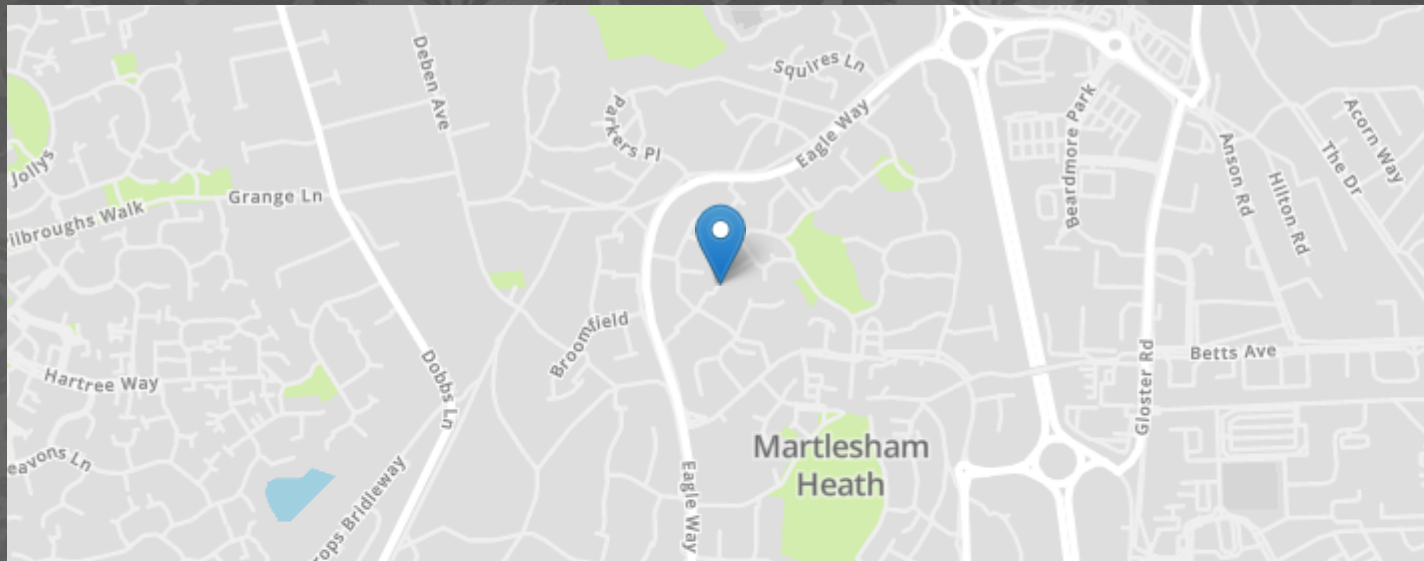


Carlford Close, Martlesham Heath, Ipswich



- DESIRABLE MARTLESHAM HEATH LOCATION
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- SOUTH EAST FACING REAR GARDEN
- THREE BEDROOMS
- CONSERVATORY
- GARAGE EN BLOC & PARKING

MARKS & MANN

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MARKS & MANN



Carlford Close, Martlesham Heath, Ipswich

Tucked away in a quiet corner of the popular Martlesham Heath is this THREE BEDROOM TERRACED HOUSE, falling within Birchwood primary school and Kesgrave High School catchments (Subject To Availability). Marks & Mann Estate Agents are pleased to offer for sale this deceptively spacious three bedroom house. Comprising of downstairs cloakroom. Excellent sized fitted kitchen, lounge with bi fold doors onto conservatory. With three bedrooms and family bathroom we strongly advise viewing to appreciate everything the property has to offer.

The property is close to local facilities such as a Doctors surgery, Pharmacy, Dentist, Butcher, Bakery, convenience store and other amenities are just a short walk away and there is easy access to the major retail park at Martlesham Heath. Early viewing is highly recommended to avoid disappointment.

£290,000

Carlford Close, Martlesham Heath, Ipswich

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Entrance Hallway

Stairs to first floor, one radiator, doors leading to:

Ground Floor Cloakroom

Low level wc, pedestal wash basin, front facing window.

Kitchen

4.57m x 2.87m (15' 0" x 9' 5") Double glazed side facing window, fitted matching white wall and base units above and below, one and a half sink with stainless steel mixer tap and drainer, wall mounted boiler, double electric fan assisted oven, gas hob, extractor hood over, integrated dishwasher, integrated fridge freezer, space for washing machine, space for tumble dryer.

Lounge

4.75m x 3.64m (15' 7" x 11' 11") Double glazed bi-folding doors onto conservatory, double radiator, under stairs cupboard, wood effect flooring.

Conservatory

4.57m x 2.84m (15' 0" x 9' 4") UPVC double glazed windows and doors onto rear garden, wood style flooring.

First Floor Landing

Loft access.

Bedroom One

4.17m x 2.63m (13' 8" x 8' 8") Double glazed rear facing window, side facing window, single radiator, fitted bedroom furniture.

Bedroom Two

3.50m x 2.90m (11' 6" x 9' 6") Double glazed side facing windows x2, single radiator.

Bedroom Three

2.88m x 2.03m (9' 5" x 6' 8") Double glazed rear facing window, single radiator.

Bathroom

2.06m x 1.72m (6' 9" x 5' 8") Double glazed side facing window, panel enclosed bath, pedestal hand wash basin, low level wc, extractor fan, tiled splashbacks, heated towel rail.

Outside

To the front of the property, small paved front garden, landscaped rear garden, lawned areas, patio areas, borders of flowers and shrubs, work shop style sheds, access to side of property, garage.

School admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

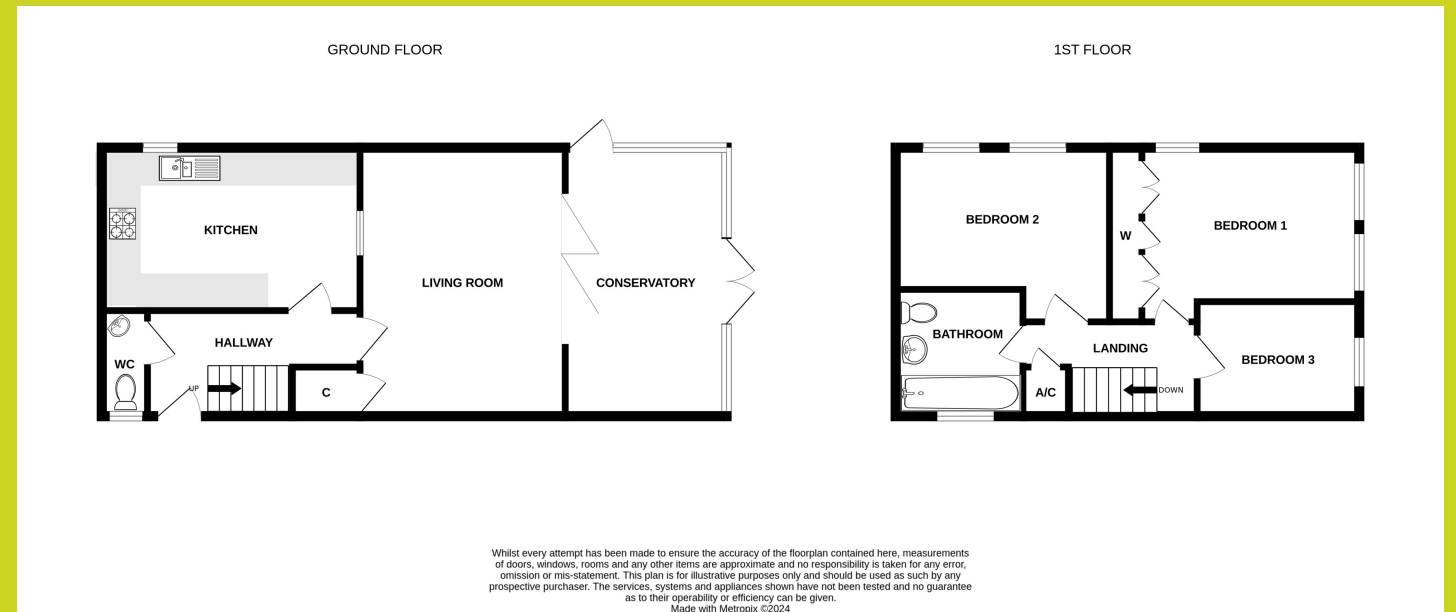
Disclaimer

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.