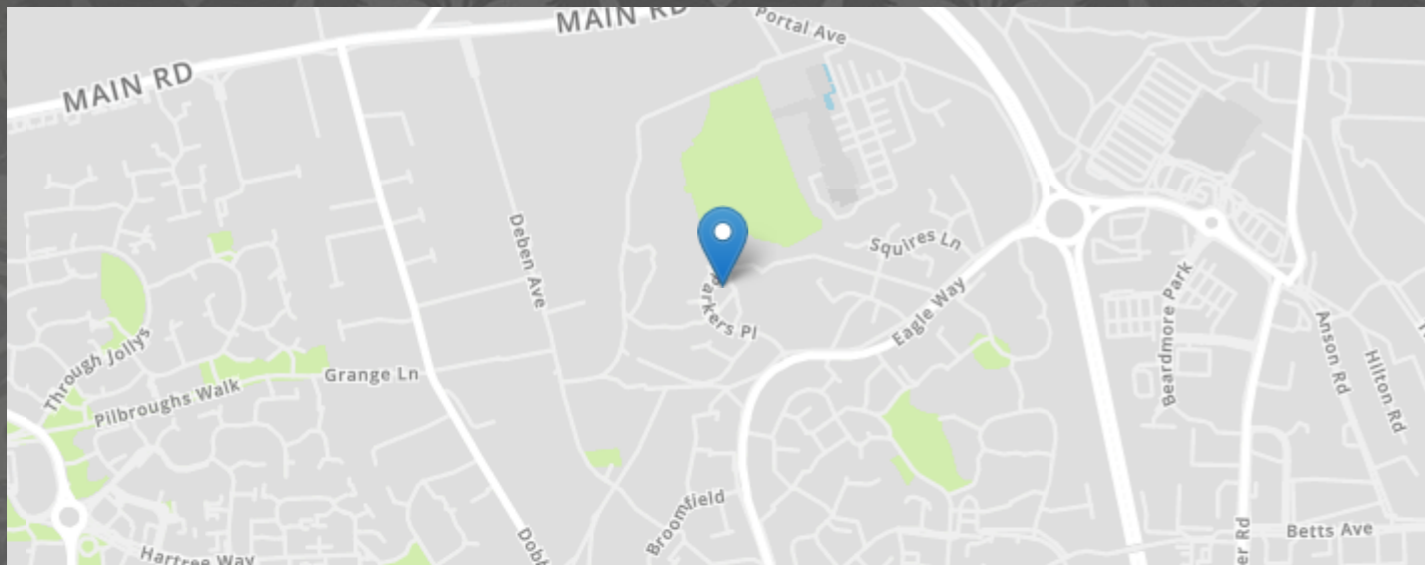


## Parkers Place, Martlesham Heath, Ipswich



# MARKS & MANN



- 3 BEDROOMS
- CONSERVATORY
- ENSUITE & BUILT IN WARDROBES TO MASTER BEDROOM
- GAS CENTRAL HEATING & DOUBLE GLAZED PVC WINDOWS
- CLOSE TO LOCAL SHOPS AND AMENITIES

- FAMILY BATHROOM
- CLOAKROOM
- DETACHED DOUBLE GARAGE & OFF ROAD PARKING
- BOILER (APPROX 18 MONTHS OLD)
- EASY ACCESS TO A12 AND A14



## Parkers Place, Martlesham Heath, Ipswich

Marks & Mann are delighted to offer for sale this exceptionally well-presented THREE BEDROOM DETACHED FAMILY HOME situated in a cul-de-sac position in Martlesham Heath. The property built in 1986 is still owned by the original owner and comprises entrance porch, hallway, living room, kitchen, conservatory, downstairs cloakroom, three bedrooms with an ensuite to bedroom one, family bathroom and front and rear gardens. The property has the added benefit of a double garage with electric up and over door, ample off road parking.

Martlesham Heath is a sought-after development on the eastern outskirts of Ipswich providing excellent access to the popular market town of Woodbridge with a number of boutique shops, coffee houses, pubs and restaurants. Within a short distance of Martlesham Heath are popular retail parks and supermarkets including Tesco, M&S Food Hall and Next. For the commuter the A12/A14 are both within easy reach with a commuter line from Woodbridge, Ipswich and Manningtree stations.

# MARKS & MANN

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**£375,000 Offers in Excess of**

## Parkers Place, Martlesham Heath, Ipswich

### Porch

1.71m x 1.65m (5' 7" x 5' 5")  
Door to;

### Entrance Hall

Spacious entrance hall with stairs to first floor, storage cupboard and doors to the living room, dining room, kitchen and downstairs cloakroom.

### Cloakroom

With wash hand basin and WC.

### Living Room

5.45m x 3.14m (17' 11" x 10' 4")  
Window to front, feature fireplace and sliding doors into;

### Conservatory

Conservatory overlooking and leading into the rear garden.

### Kitchen

3.21m x 2.91m (10' 6" x 9' 7")  
Window and door to rear overlooking and leading to the rear garden, range of Anglia Factors matching wall and eye level units with worktop over, sink, oven and hob with extractor over. Space for fridge/freezer and space and plumbing for a dishwasher and washing machine. Serving hatch to;

### Dining Room

3.03m x 2.92m (9' 11" x 9' 7")  
Dual aspect room.

### Landing

Window overlooking the rear garden and doors to all bedrooms and the family bathroom.

### Master Bedroom

3.29m x 3.14m (10' 10" x 10' 4")  
Window to rear overlooking the garden. door to;

### Ensuite shower room/dressing area

2.47m x 2.12m (8' 1" x 6' 11")  
Spacious ensuite shower room with dressing area, shower cubicle, wash hand basin and WC.

### Bedroom Two

3.25m x 2.92m (10' 8" x 9' 7") Window to front, two fitted wardrobes and storage cupboard.

### Bedroom Three

2.92m x 2.34m (9' 7" x 7' 8") Window to rear, storage cupboard.

### Outside

The front of the property has been laid to stones with flower and shrub borders with a path leading to the front door. To the side there is a driveway providing off road parking leading to the double garage 5.08m x 4.98m (16' 8" x 16' 4") which has an electric up and over door with power and light connected.

Side access leads to the rear garden which has a patio area to the immediate rear of the property with the remainder mainly laid to lawn with flower, shrub and plant borders. There is access to the garage via a personnel door.

### 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.

## Parkers Place, Martlesham Heath, Ipswich

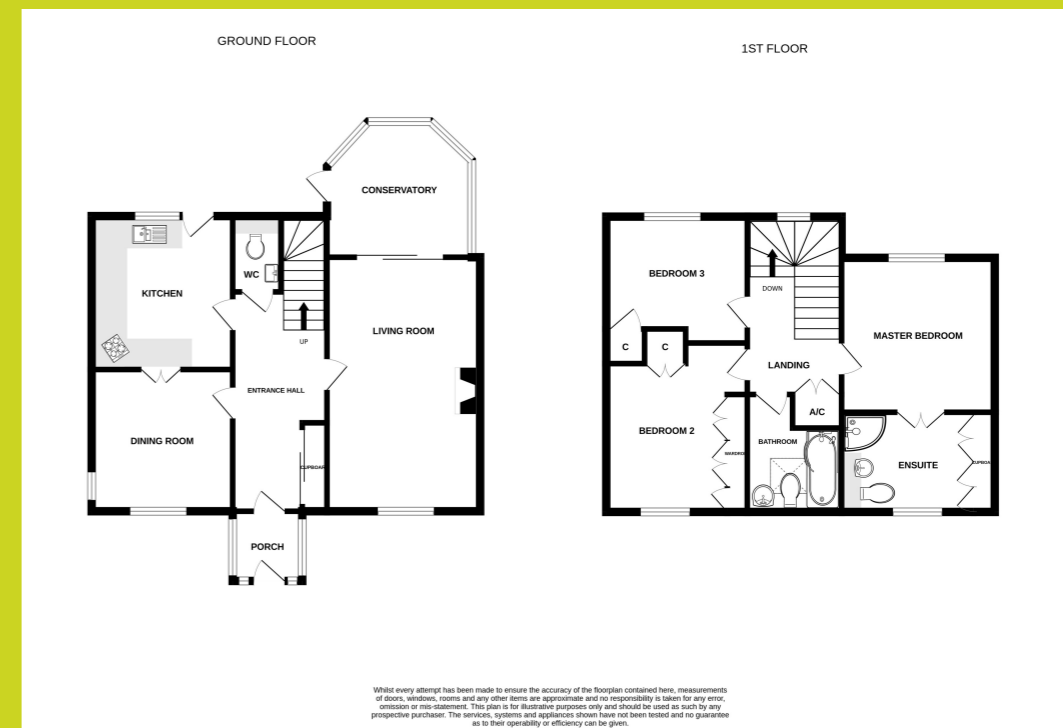
### Disclaimer

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	