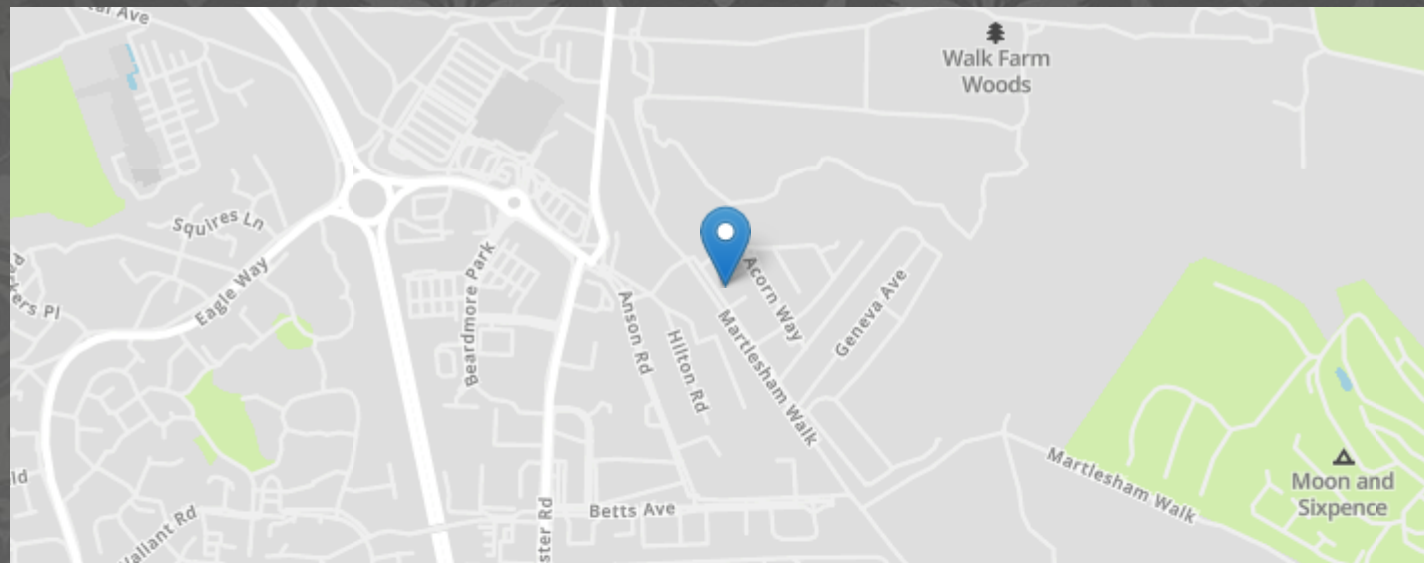


## The Drive, Martlesham Heath, Ipswich



- \*\*\* NO ONWARD CHAIN \*\*\*
- TWO BEDROOM PARK HOME
- OVER 45S
- FITTED WARDROBES TO BEDROOM ONE
- OFF ROAD PARKING
- IMMACULATELY PRESENTED ACCOMMODATION
- POPULAR FALCON PARK
- SITTING/DINING ROOM AND SEPARATE KITCHEN
- FAMILY BATHROOM
- PRIVATE GARDEN

# MARKS & MANN

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# MARKS & MANN



## The Drive, Martlesham Heath, Ipswich

Offered for sale with \*\*\* NO ONWARD CHAIN \*\*\* is this STUNNING TWO BEDROOM PARK HOME for the over 45s, with PRIVATE GARDEN and off road PARKING. Accommodation comprises kitchen, sitting/dining room, two bedrooms and a family bathroom. Situated on popular FALCON PARK, the property is close to local shops, amenities and bus routes and an internal viewing is highly recommended to appreciate the QUALITY of accommodation on offer.

**£190,000 Offers in Excess of**



The Drive, Martlesham Heath, Ipswich

Storm porch

Door to:

Kitchen

3.36m x 2.89m (11' 0" x 9' 6")  
Window to front, range of matching base and eye level units with worktops over, sink, build-under oven with hob and extractor over, space for an undercounter fridge and freezer, with space and plumbing for a washing machine. Door to:

Sitting/dining room

5.96m x 4.64m (19' 7" x 15' 3")  
Triple aspect room with bay window to front, window to side and window and door to rear, overlooking and leading into the garden. Feature fireplace, door to:

Inner Hall

Storage cupboard and doors to both bedrooms and the family bathroom.

Bedroom one

3.36m x 2.90m (11' 0" x 9' 6")  
Bay window to front, built-in wardrobes.

Bedroom two

3.04m x 2.90m (10' 0" x 9' 6")  
Window to side.

Family bathroom

Window to rear, storage cupboard, panel enclosed bath with shower over, hand wash basin and WC.

Outside

The front of the property has been mainly laid to lawn with a path and steps leading to the front door. The side of the property has been block paved to provide off road parking and a side gate leads to the rear garden.

The rear garden has been mainly laid to lawn with a patio area, ideal for alfresco dining, and shingle area. There are a variety of mature shrubs, plants and trees, enclosed by wooden fencing.

Important information

Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band A.  
Exempt from EPC rating.  
Our ref: SM/elr.

Agents note

The property has recently had extra external wall and floor insulation installed and the gas boiler in the kitchen is serviced yearly. The white goods are to remain, including under counter fridge, freezer and washing machine.

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.

The Drive, Martlesham Heath, Ipswich

Directions

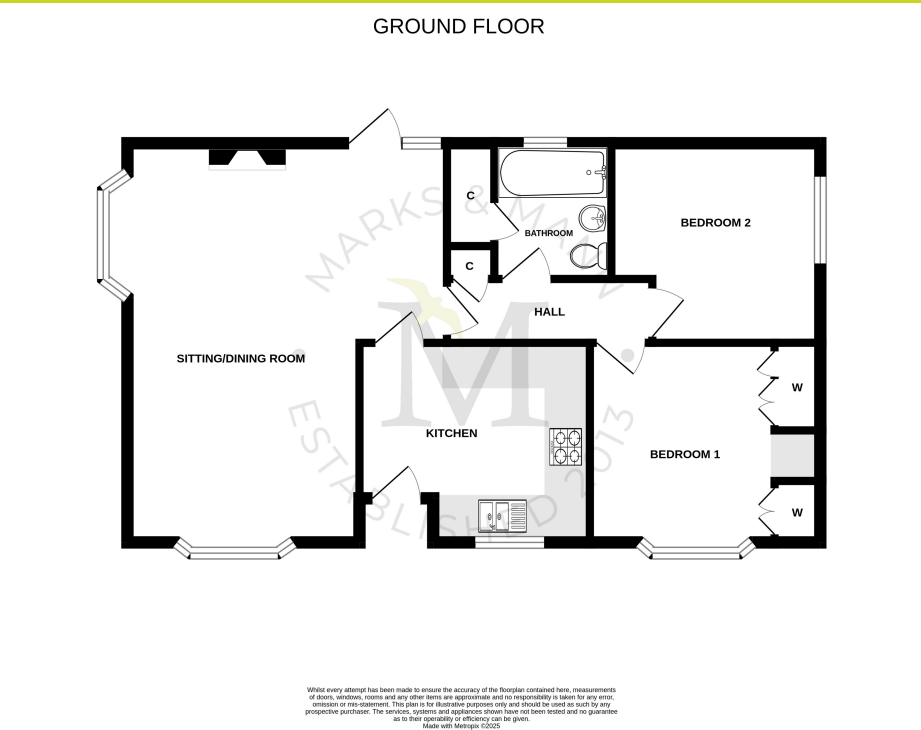
Using a SatNav, please use IP5 3QW as the point of destination.

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.

