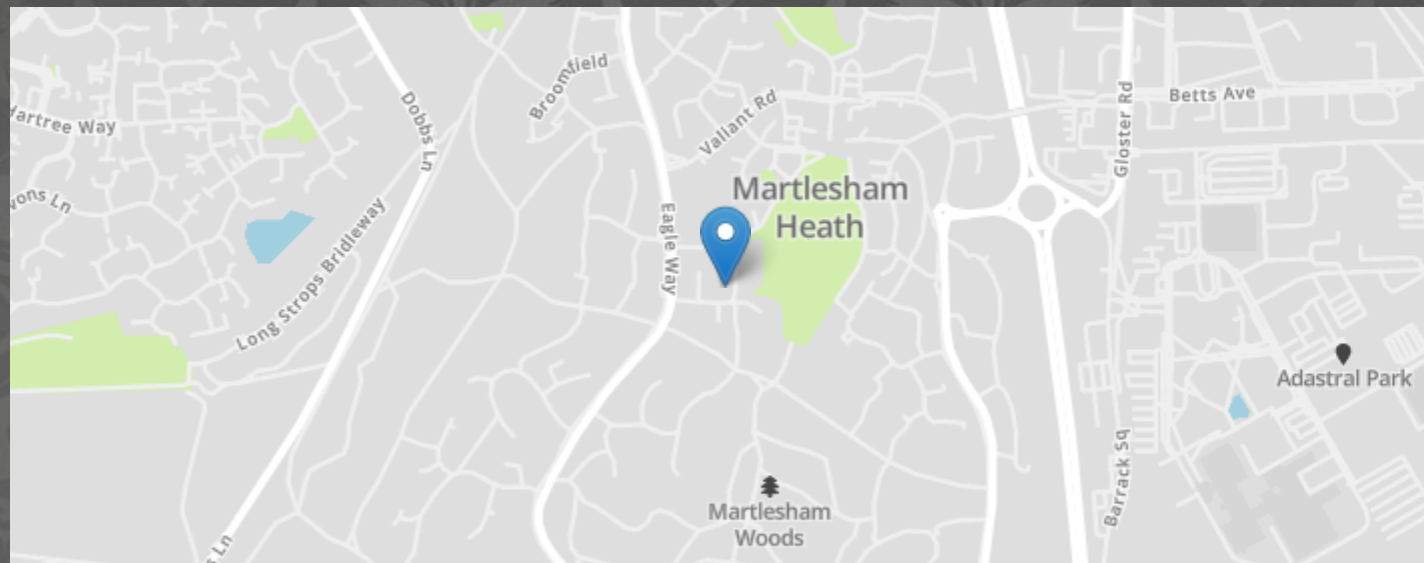


## Warren Lane, Martlesham Heath, Ipswich



- QUIET CUL-DE-SAC POSITION
- GENEROUS, PRIVATE REAR GARDEN
- KITCHEN AND SEPARATE UTILITY ROOM
- DOUBLE GARAGE AND OFF ROAD PARKING
- EXTENDED DETACHED FOUR BEDROOM FAMILY HOME
- SITTING ROOM, DINING ROOM AND STUDY
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES AND EASY ACCESS TO A12/A14

# MARKS & MANN

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# MARKS & MANN



## Warren Lane, Martlesham Heath, Ipswich

Situated in a QUIET CUL-DE-SAC position, on popular MARTLESHAM HEATH, is this EXTENDED DETACHED FOUR BEDROOM FAMILY HOME with a GENEROUS rear GARDEN, DOUBLE GARAGE and off road PARKING. Accommodation comprises entrance hall, sitting room, dining room, study, kitchen, separate utility room and downstairs cloakroom, with four bedrooms and the family bathroom upstairs. Close to local schools, shop, amenities and bus route, an early viewing is highly advised to avoid disappointment.

£525,000



# Warren Lane, Martlesham Heath, Ipswich

## Entrance porch

Door to:

## Entrance hall

Stairs to first floor with understairs storage area, two storage cupboards and doors to the sitting room, utility room and downstairs cloakroom.

## Downstairs cloakroom

Window to side, hand wash basin and WC.

## Sitting room

7.05m x 4.55m (23' 2" x 14' 11" (max) Dual aspect room with two windows to front and a window to side, feature fireplace, double doors to the dining room and a door into the study.

## Study

3.03m x 2.50m (9' 11" x 8' 2") Door to the utility room and sitting room.

## Dining room

3.40m x 2.79m (11' 2" x 9' 2") Patio doors to rear, overlooking and leading into the garden, door to:

## Kitchen

4.35m x 2.79m (14' 3" x 9' 2") Dual aspect room with window to side and window and door to rear overlooking and leading into the garden. Range of matching base and eye level units with worktops over, sink, space for a freestanding gas/electric cooker and space and plumbing for a dishwasher. Opening through to:

## Utility room

3.03m x 2.49m (9' 11" x 8' 2") External door to side, range of matching base and eye level units with worktops over, space for a fridge/freezer and space and plumbing for a washing machine. Doors to the study and door back to the entrance hall.

## First floor landing

Window to side, doors to all bedrooms and the family bathroom.

## Bedroom one

4.49m x 3.04m (14' 9" x 10' 0") Dual aspect room with window to front and side, built-in storage wardrobe cupboard.

## Bedroom two

4.07m x 2.85m (13' 4" x 9' 4") Dual aspect room with window to side and rear, overlooking the garden, built-in storage wardrobe cupboard.

## Bedroom three

3.07m x 2.87m (10' 1" x 9' 5") Dual aspect room with window to side and rear overlooking the garden, access to over stairs loft space.

## Bedroom four

3.07m x 2.25m (10' 1" x 7' 5") Window to rear, overlooking the garden, built-in storage wardrobe cupboard.

## Family bathroom

Window to front, panel enclosed bath with shower over, hand wash basin, WC and heated towel radiator.

## Outside

The front of the property has been mainly laid to lawn with plant and and shrub borders, with a driveway providing off parking for multiple vehicles leading to the front door and the double garage 5.50m x 5.32m (18' 1" x 17' 5"), which has an up and over door, with power and light connected. A side gate gives access to the rear garden.

The private, generous rear garden has a large patio to the immediate of the rear, ideal for outdoor entertaining, with the remainder mainly laid to lawn with mature plant, shrub and flower borders. A path leads to a rear of the garden where there is a further patio/seating area, enclosed by wooden fencing, with a gate giving direct access to a walk way leading to the Martlesham Green, primary school & village square.

## Important information

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

# Warren Lane, Martlesham Heath, Ipswich

## 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

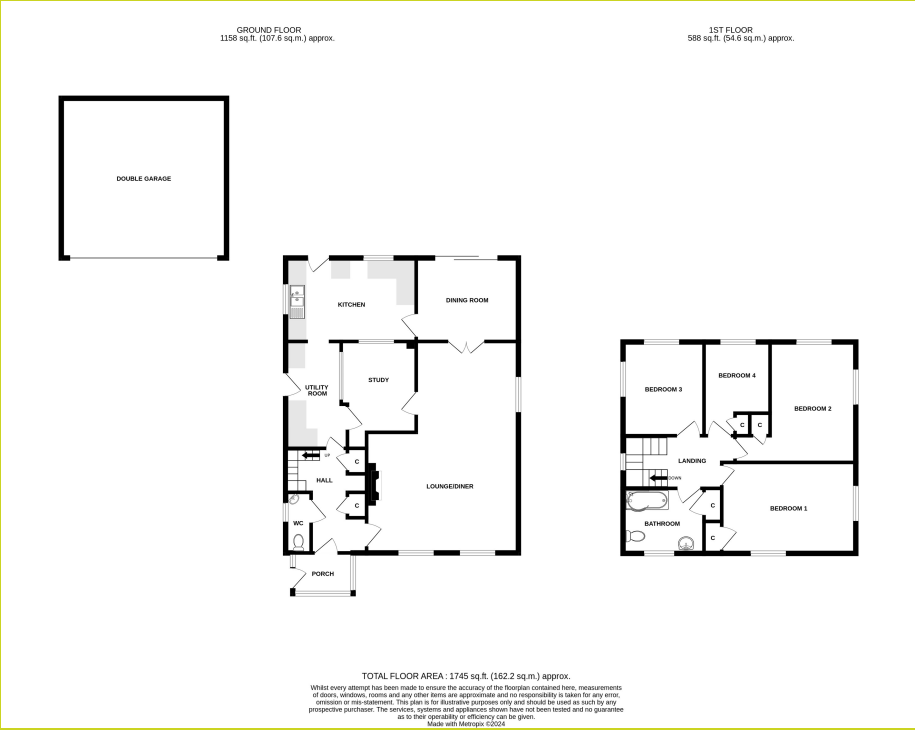
Using a SatNav, please use IP5 3SH as the point of destination.

## 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.

