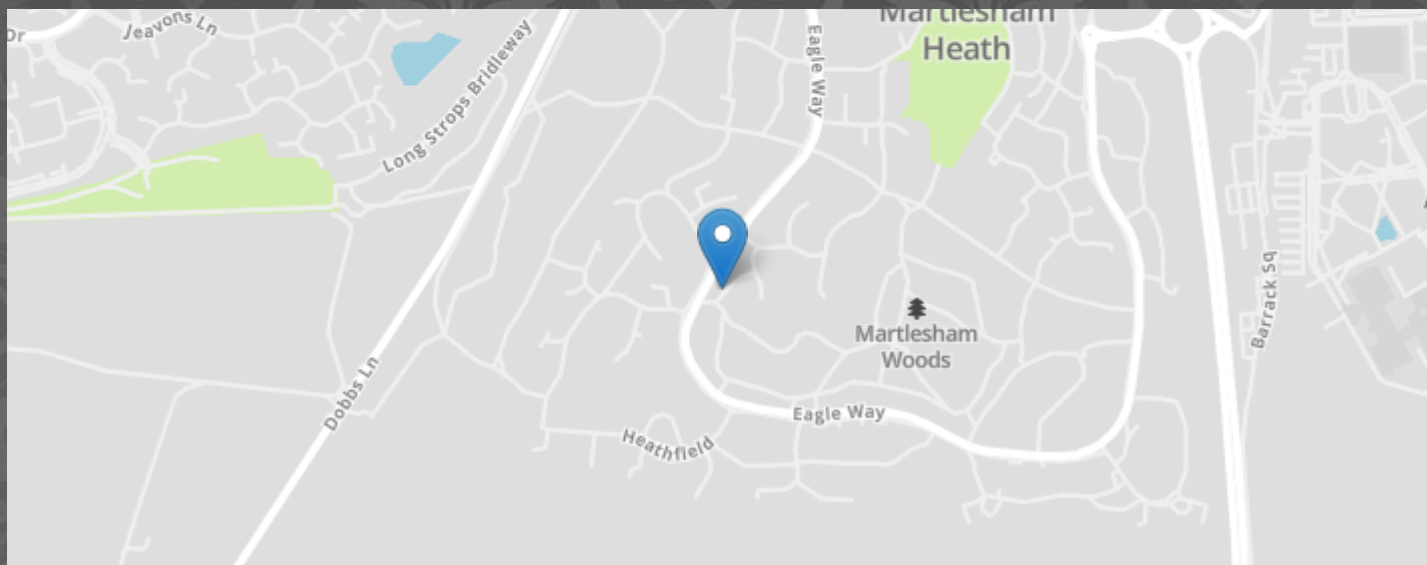


Forest Lane, Martlesham Heath, Ipswich



- NO ONWARD CHAIN
- CUL-DE-SAC POSITION
- SITTING ROOM AND DINING ROOM
- GARDEN ROOM
- PRIVATE REAR GARDEN ADJOINING WOODED AREA
- EASY ACCESS TO A12/A14

- TWO BEDROOM DETACHED BUNGALOW
- POPULAR MARTLESHAM HEATH
- KITCHEN AND UTILITY ROOM
- BUILT-IN WARDROBE TO BEDROOM ONE
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

MARKS & MANN



### Forest Lane, Martlesham Heath, Ipswich

Offered for sale with NO ONWARD CHAIN, in a CUL-DE-SAC position on popular MARTLESHAM HEATH, is fantastically positioned DETACHED TWO BEDROOM BUNGALOW adjoining a wooded area, benefitting from a PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises sitting room, dining room, garden room, kitchen and utility room, two bedrooms and a shower room. An early viewing is advised to avoid disappointment.

MARKS & MANN

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Website www.marksandmann.co.uk

£375,000



# Forest Lane, Martlesham Heath, Ipswich

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## Entrance hall

With doors to a storage cupboard and airing cupboard, kitchen, sitting room, both bedrooms and the shower room.

## Kitchen

3.80m x 2.41m (12' 6" x 7' 11") Windows to front and doors to the sitting room and utility room. Range of matching base and eye level units with worktops over, sink, space for a freestanding cooker with extractor over and space and plumbing for a dishwasher.

## Utility room

2.49m x 2.42m (8' 2" x 7' 11") Window to front, range of matching base and eye level units with worktops over, sink, space for a fridge and freezer, and space and plumbing for a washing machine and tumble dryer. External door to side.

## Sitting room

4.89m x 4.67m (16' 1" x 15' 4"(max) Feature fireplace, opening to dining room and window and door to the garden room and a further door back into the entrance hall.

## Dining room

4.65m x 2.50m (15' 3" x 8' 2") Dual aspect room with window to side and rear, overlooking the garden.

## Garden room

3.12m x 2.56m (10' 3" x 8' 5") Lean to garden room with window panes overlooking the garden.

## Bedroom one

4.12m x 3.02m (13' 6" x 9' 11") Dual aspect room with window to side and rear, overlooking the garden, built-in wardrobe.

## Bedroom two

3.97m x 3.28m (13' 0" x 10' 9") Dual aspect room window to front and side.

## Shower room

Window to side, shower cubicle, hand wash basin and WC.

## Outside

The front of the property has been laid to lawn with shrub and tree borders and a path to the front door. A driveway to the side provides off road parking and leads to the garage with up and over door, with power and light connected. A side gate leads to the rear garden.

There is a patio area to the immediate rear of the property with the remainder mainly laid to lawn with plants, trees and shrubs.

## Important information

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

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.

## Location

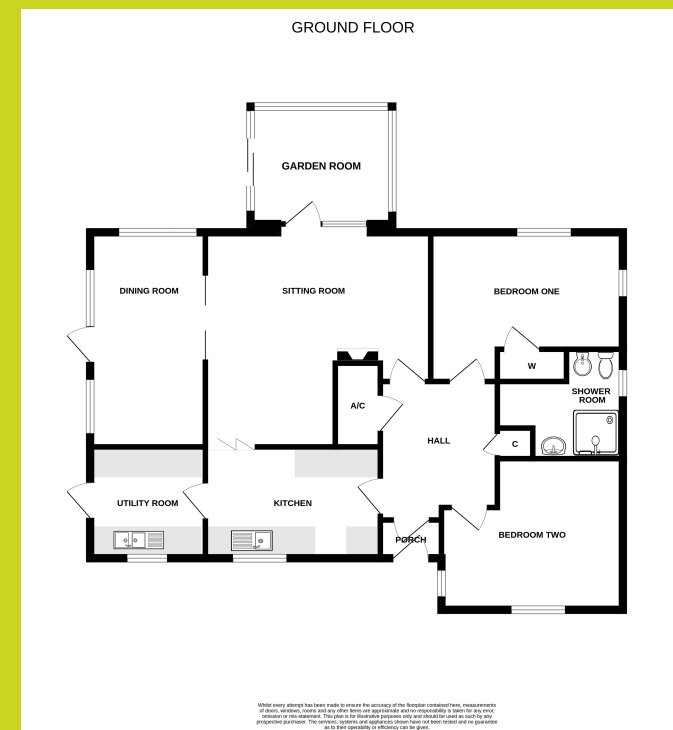
Using a SatNav, please use IP5 3ST as the point of destination.

## 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.

