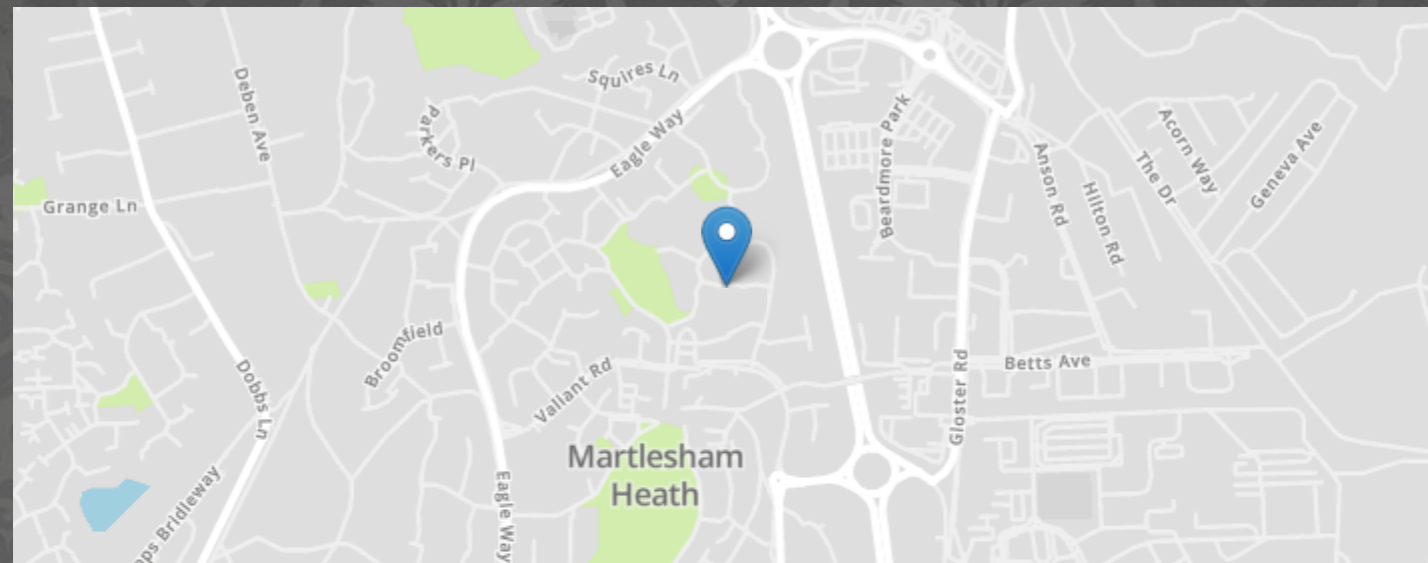


## Farriers Close, Martlesham Heath, Ipswich



- NO ONWARD CHAIN
- CUL-DE-SAC POSITION
- OPEN-PLAN LIVING ACCOMMODATION
- THREE BEDROOMS AND FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- EASY ACCESS TO A12/A14
- POPULAR MARTLESHAM HEATH
- SEMI-DETACHED THREE BEDROOM FAMILY HOME
- SITTING ROOM OPENING ONTO KITCHEN/DINING ROOM
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

# MARKS & MANN

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# MARKS & MANN



## Farriers Close, Martlesham Heath, Ipswich

\*\*\* NO ONWARD CHAIN \*\*\* Situated on popular MARTLESHAM HEATH, in a CUL-DE-SAC position, is this SEMI-DETACHED THREE BEDROOM FAMILY HOME offering OPEN-PLAN LIVING, private rear GARDEN, GARAGE and off road PARKING. Accommodation comprises an entrance hall with a sitting room opening onto the kitchen/dining room, with three bedrooms and the family bathroom upstairs. The property has a good sized PRIVATE rear GARDEN and is located close to LOCAL SCHOOLS, shops, amenities and bus routes.

**£275,000**

## Farriers Close, Martlesham Heath, Ipswich

### Entrance hall

Window to front, stairs to first floor with under stairs storage cupboard and doors to the sitting room and kitchen/dining room.

### Sitting room

3.87m x 2.96m (12' 8" x 9' 9") Window to front, opening through to:

### Kitchen/dining room

4.78m x 3.18m (15' 8" x 10' 5") Window and French doors to rear, overlooking and leading into the garden. There is space at one side for a family dining table, and at the other, there are a range of matching base and eye level units with worktops over, sink, built-under electric oven and gas hob with extractor over. There is space for a fridge/freezer and plumbing for a washing machine, with a breakfast bar separating the kitchen and dining room.

### First floor landing

Door to airing cupboard, all three bedrooms and the family bathroom.

### Bedroom one

3.45m x 2.62m (11' 4" x 8' 7") Window to rear, overlooking the garden.

### Bedroom two

3.63m x 2.38m (11' 11" x 7' 10") Window to front.

### Bedroom three

2.74m x 2.31m (9' 0" x 7' 7") Window to front, built-in wardrobe.

### Family bathroom

Window to rear, bath with shower over, hand wash basin and WC.

### Outside

The front of the property has been laid to lawn with a central shrub area and pathway leading to the front door. A side gate provides access to the rear garden.

There is a hard standing area to the immediate rear of the property, with the remainder mainly laid to lawn with tree, shrub and plant borders, enclosed by wooden fencing.

The property benefits from a garage which is located in a block to the right of the property, with off road parking in front.

### Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band B.

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.

### Directions

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



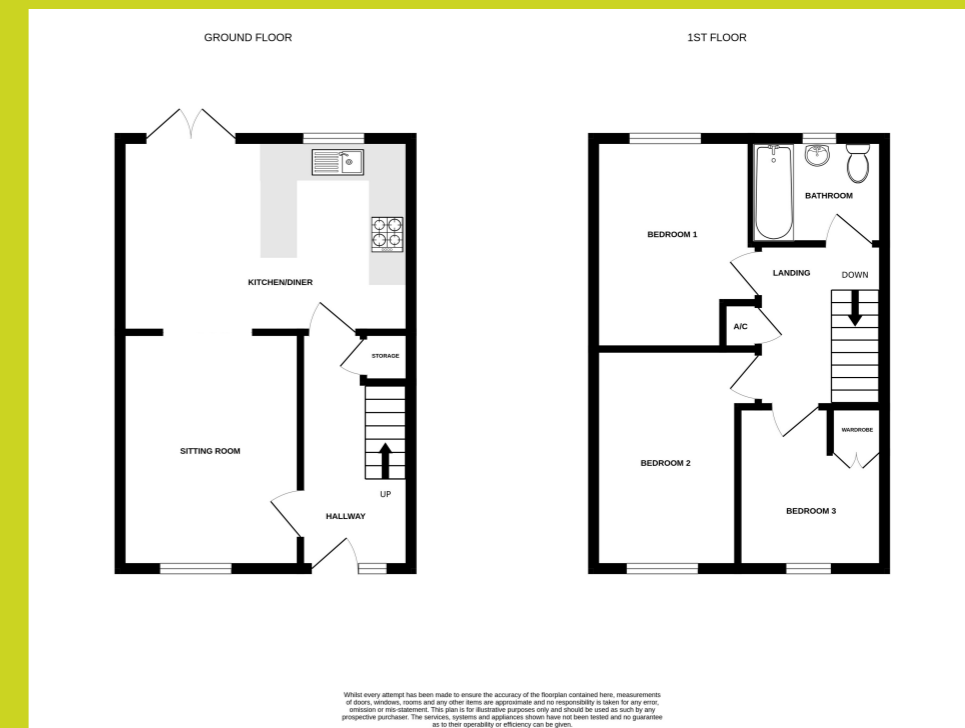
## Farriers Close, Martlesham Heath, Ipswich

### 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.

### 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.

