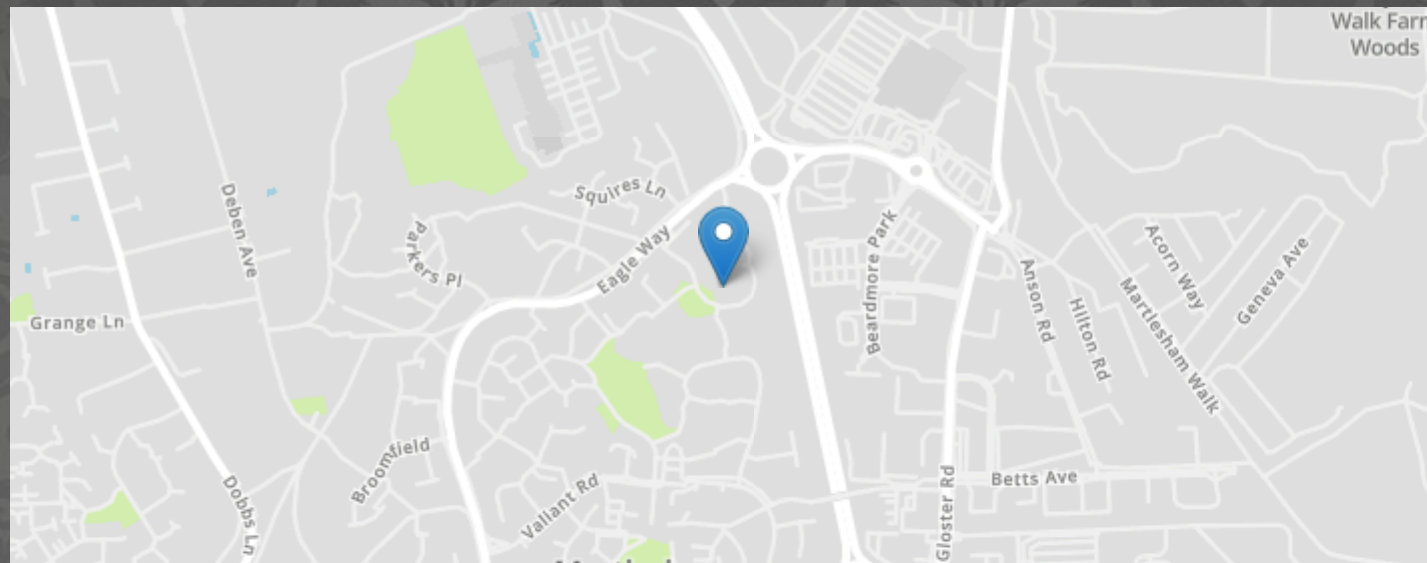


## Manor Road, Martlesham Heath, Ipswich



- \*\*\* NO ONWARD CHAIN \*\*\*
- OPPOSITE OPEN GREEN AREA
- SITTING ROOM
- GARAGE AND PARKING
- EASY ACCESS TO A12/A14

- SEMI-DETACHED THREE BEDROOM HOME
- OPEN-PLAN KITCHEN/DINING ROOM
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- POPULAR MARTLESHAM HEATH

# MARKS & MANN

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# MARKS & MANN



## Manor Road, Martlesham Heath, Ipswich

Offered for sale with NO ONWARD CHAIN, opposite a GREEN AREA on popular MARTLESHAM HEATH, is this SEMI-DETACHED THREE BEDROOM HOME with PRIVATE rear GARDEN, GARAGE and PARKING. Accommodation comprises storm porch, entrance hall, OPEN-PLAN kitchen/dining room and sitting room downstairs, with three bedrooms and a shower room upstairs. Located close to LOCAL SCHOOLS, shops, amenities and bus route, an early viewing is strongly advised.

**£295,000**



Manor Road, Martlesham Heath, Ipswich

Storm porch

Door to:

Entrance hall

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

Sitting room

3.88m x 2.97m (12' 9" x 9' 9") Window to rear overlooking the garden, opening through to:

Open-plan kitchen/dining room

4.88m x 3.19m (16' 0" x 10' 6") Window to front and French doors to rear overlooking and leading to the garden. Space for a family dining table. Range of matching base and eye level units with worktops over, breakfast bar, sink, built-under oven with hob and extractor over, dishwasher (to remain), space for a fridge/freezer and space and plumbing for washing machine.

First floor landing

Window to front, access to airing cupboard and doors to all three bedrooms and the family bathroom.

Bedroom one

3.65m x 3.00m (12' 0" x 9' 10" (max) Window to rear, overlooking the garden.

Window two

2.82m x 3.00m (9' 3" x 9' 10" (max) Window to rear, overlooking the garden, built-in wardrobe and access to airing cupboard.

Bedroom three

2.77m x 2.37m (9' 1" x 7' 9") Window to front.

Shower room

2.15m x 1.72m (7' 1" x 5' 8") Window to front, walk-in large shower, hand wash basin and WC.

Outside

The property is set back from the road and overlooks the green, giving a feeling of fantastic space. The front of the property has been mainly laid to lawn with a bed planted with prostrate conifers to the front. A path leads to the storm porch, as well as the side gate, giving access to the rear garden.

There is a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn with shrubs and decorative stone borders, enclosed by wooden fencing. A 'stepping stone' path leads to the rear of the garden where a door gives access to the garage, which has an up and over door, with power and light connected. There is a shed along with a lawn mower which we understand are to remain.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band C.  
EPC rating D.  
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 3SX as the point of destination.

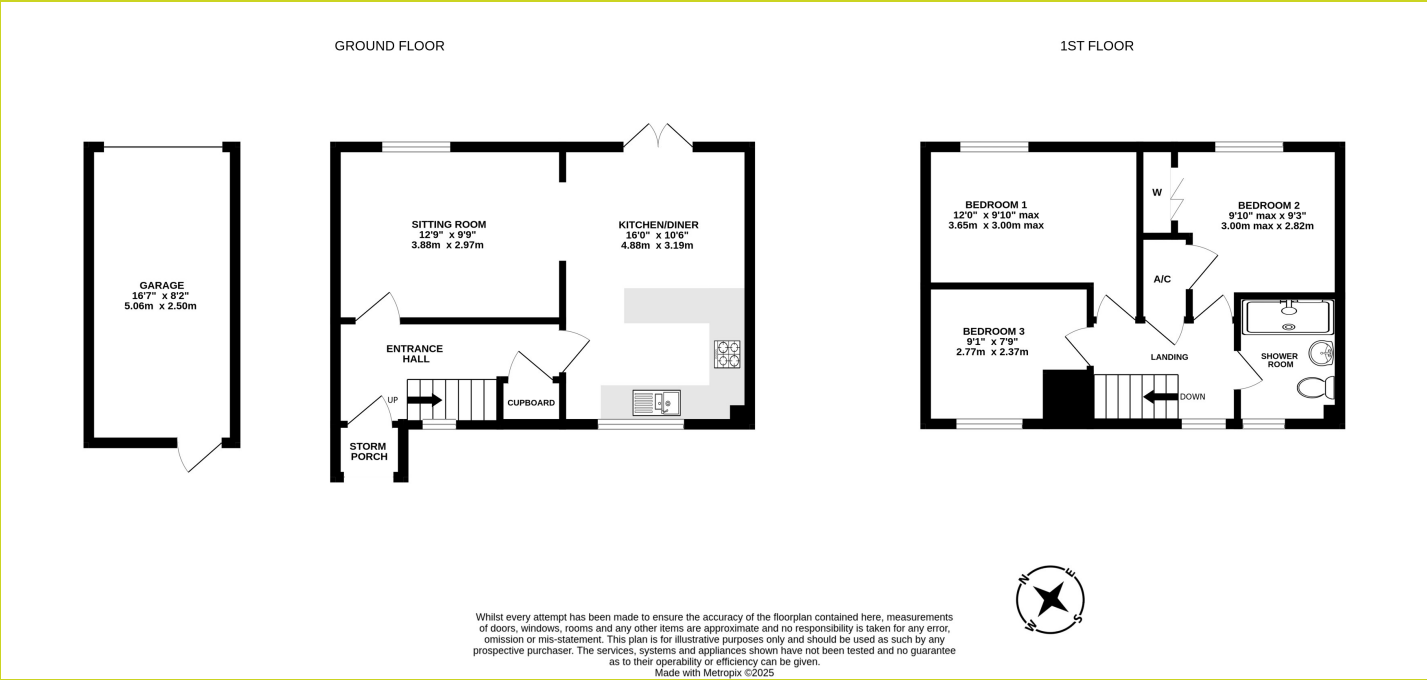
Manor Road, Martlesham Heath, Ipswich

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.

