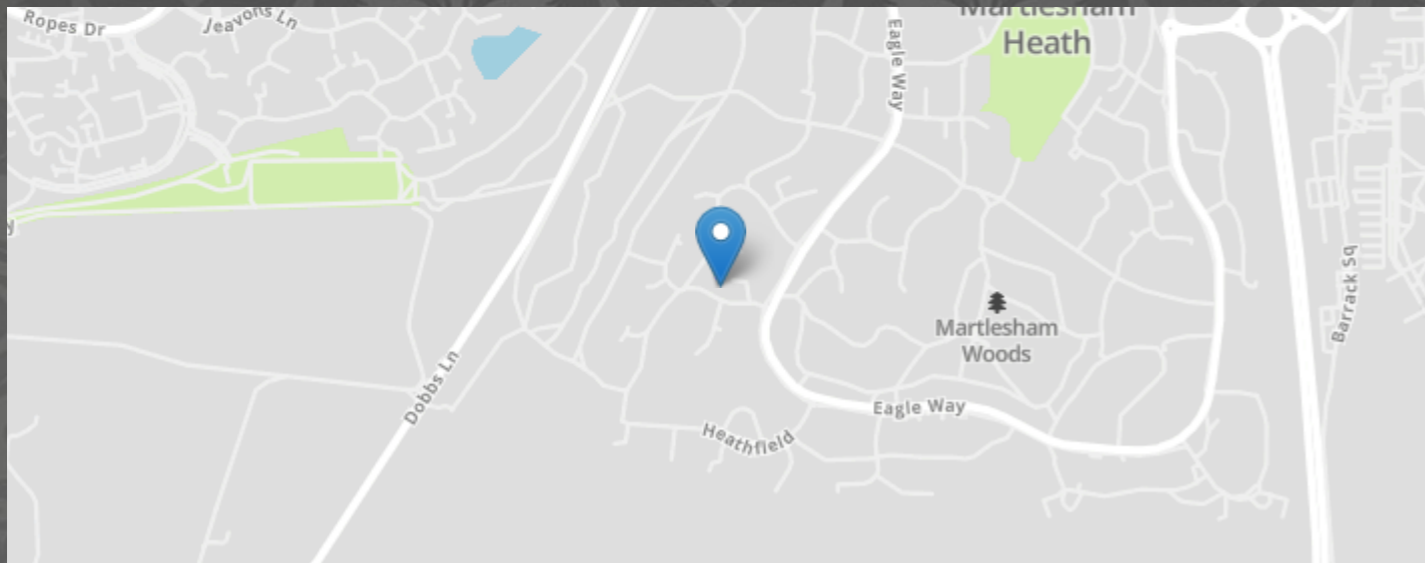


The Oaks, Martlesham Heath, Ipswich



- TWO BEDROOM DETACHED BUNGALOW
- BUILT-IN WARDROBES TO BEDROOM ONE & TWO

- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- POPULAR MARTLESHAM HEATH

MARKS & MANN



The Oaks, Martlesham Heath, Ipswich

Offered for sale in popular MARTLESHAM HEATH is this DETACHED TWO BEDROOM BUNGALOW benefitting from a PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises sitting room, kitchen/dining room, conservatory, 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

The Oaks, Martlesham Heath, Ipswich

Porch

Window to front, door into.

Entrance hall

With doors to the sitting room, kitchen/dining room, both bedrooms, shower room and airing cupboard.

Sitting room

4.57m x 4.44m (15' 0" x 14' 7") Oriel bay window to front, gas feature fire place with brick surround.

Kitchen/dining room

4.58m x 3.43m (15' 0" x 11' 3") Window to front. Range of matching base and eye level units with worktops over, sink, eye level double oven, four ring gas hob with extractor over, Integrated appliances include a under counter fridge & freezer, dishwasher and washing machine.

Conservatory

3.54m x 2.52m (11' 7" x 8' 3") Windows to all sides and French doors to side leading into the garden.

Bedroom one

3.85m x 3.08m (12' 8" x 10' 1") Window to front, built-in-wardrobe.

Bedroom two

3.47m x 3.23m (11' 5" x 10' 7") Window to rear, built-in-wardrobe.

Shower room

2.50m x 2.16m (8' 2" (max) x 7' 1") Window to rear, large shower cubicle, hand wash basin, WC and heated towel radiator.

Outside

The front of the property has been laid to lawn. A footpath leads to the front door and follows round to a side gate leading to the rear garden. A tarmac driveway provides off road parking and leads to the garage 5.54m x 2.59m (18' 2" x 8' 6") with electric roller door, with power and light connected.

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

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 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.

Location

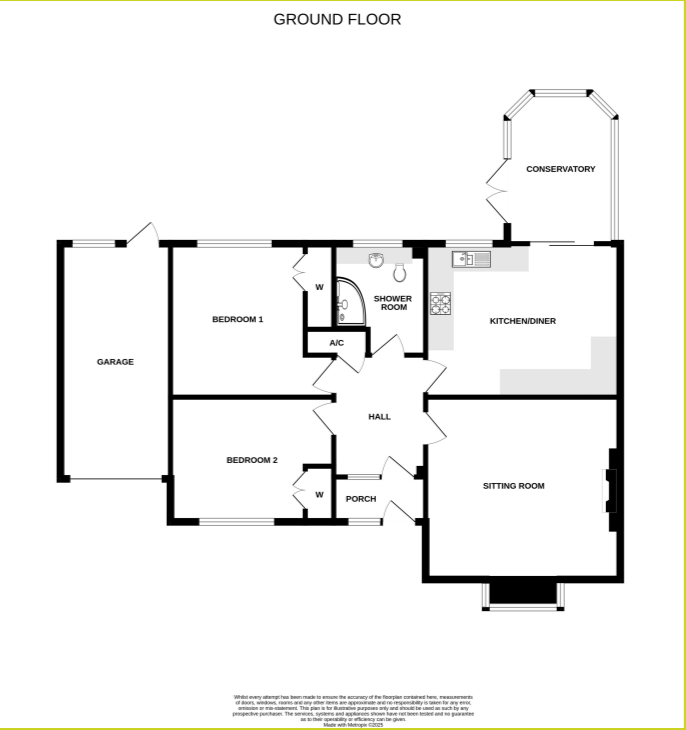
Using a SatNav, please use IP5 3UN as the point of destination.

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.

