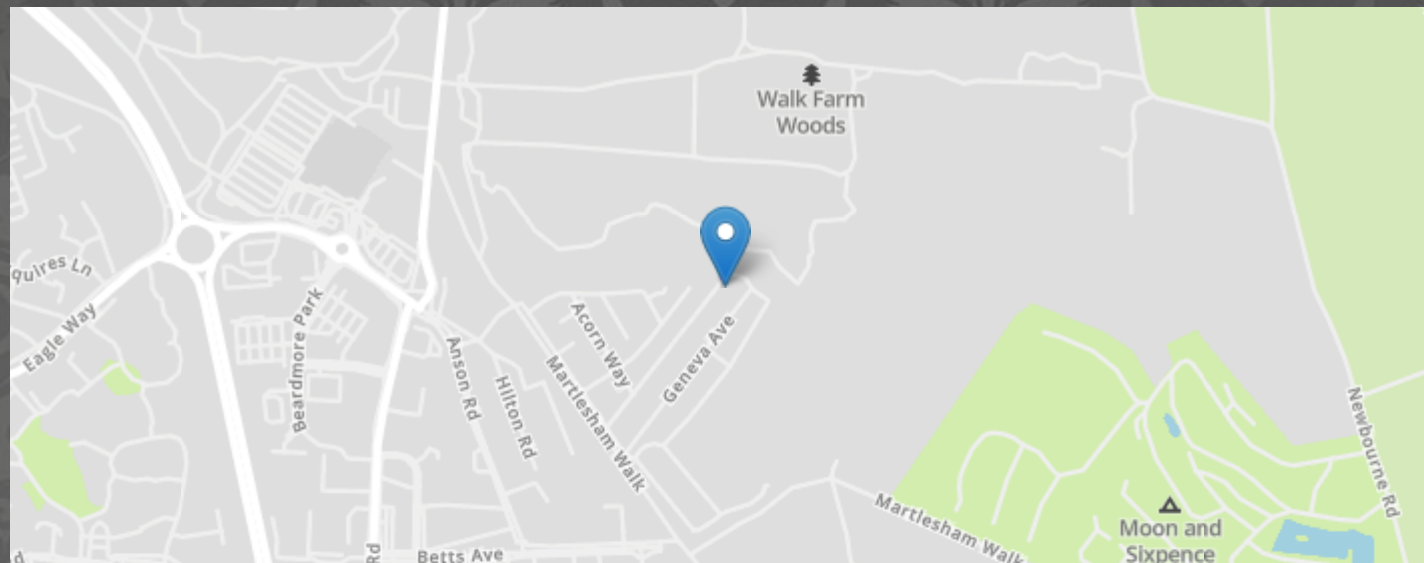


St Gotthards Avenue, Martlesham Heath, Ipswich



- *** NO ONWARD CHAIN ***
- SEPARATE ENTRANCE PORCH
- SEPARATE KITCHEN
- FURTHER SHOWER ROOM
- OFF ROAD PARKING
- EASY ACCESS TO A12/A14

- TWO BEDROOM PARK HOME
- OPEN-PLAN SITTING/DINING ROOM
- WALK-IN WARDROBE AND EN-SUITE SHOWER ROOM TO BEDROOM ONE
- PRIVATE REAR GARDEN
- OVER 45S

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MARKS & MANN



St Gotthards Avenue, Martlesham Heath, Ipswich

*** NO ONWARD CHAIN ***

TWO BEDROOM PARK HOME, situated on FALCON PARK in MARTLESHAM HEATH, with PRIVATE rear GARDEN and off road PARKING. Accommodation comprises entrance hall, sitting/dining room, SEPARATE KITCHEN, two bedrooms with a WALK-IN WARDROBE and EN-SUITE to bedroom one, and a further shower room. Any early viewing is highly advised to avoid disappointment.

£170,000

St Gotthards Avenue, Martlesham Heath, Ipswich

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Entrance porch

2.25m x 1.55m (7' 5" x 5' 1") Window to rear, door to:

Kitchen

4.59m x 2.43m (15' 1" x 8' 0") Window to side, two storage cupboards, range of matching base and eye level units with worktops over, sink, built-under oven, gas hob with extractor over, breakfast bar, space for a fridge/freezer and space and plumbing for a washing machine. Doors to hallway and sitting/dining room.

Sitting/dining room

5.88m x 5.92m (19' 3" (max) x 19' 5" (max) Triple aspect room with two windows to front and one window to side, feature fireplace, space for a comfy sofa/seating area and family dining table. Door to:

Hallway

Storage cupboard and doors to the sitting/dining room, kitchen, both bedrooms and the shower room, with external door to the side of the property.

Bedroom one

3.26m x 2.83m (10' 8" x 9' 3") Window to side, doors to the en-suite shower room and walk-in wardrobe.

Walk-in wardrobe

Hanging rails and shelving.

En-suite shower room

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

Bedroom two

3.26m x 2.86m (10' 8" x 9' 5") Window to rear, built-in wardrobes.

Shower room

Window to side, walk-in double shower, hand wash basin and WC.

Outside

The front of property has been laid to paving and decorative stones, with raised beds, with a driveway to the side providing off road parking. Side access leads to two entrance doors, one either side, and the rear garden. The rear garden has been mainly laid to paving with a artificial lawn area.

Important information

Services - we understand that calor gas, electricity, water and drainage are connected to the property.
Council tax band A.
Exempt from EPC rating.
Our ref: SM/elr.

Agents note

The park home is purchased freehold but the land is owned by Tingdene where there is a monthly site fee of £209.27 per calendar month (as at 12 December 2025). All utilities are payable separately, in addition.

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 and public house. 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.

Within easy reach 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

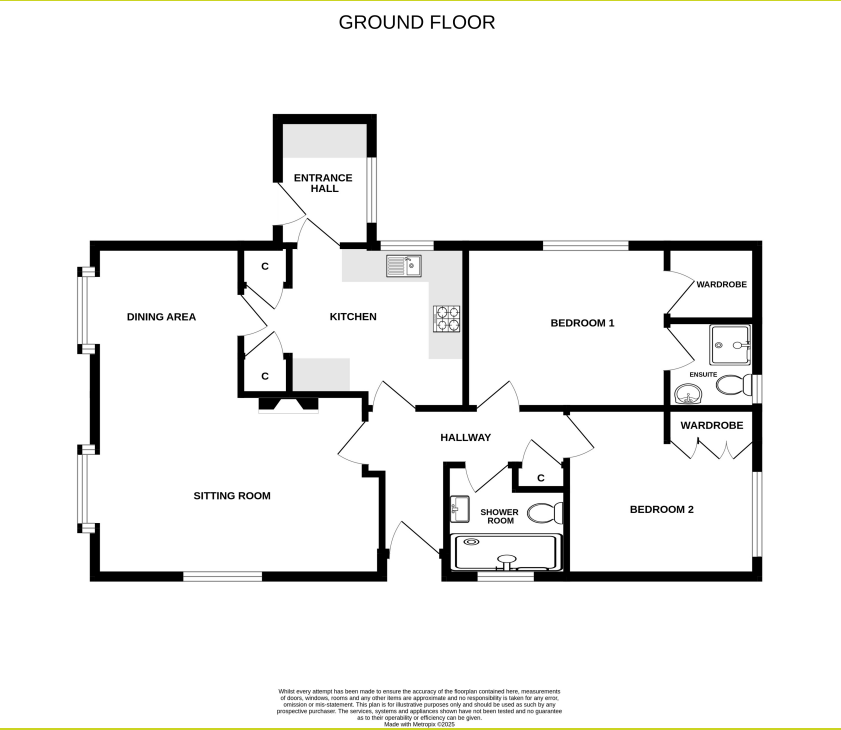
Using a SatNav, please use IP5 3RT as the point of destination.

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.
Floorplan



The above floor plans are not to scale and are shown for indication purposes only.

