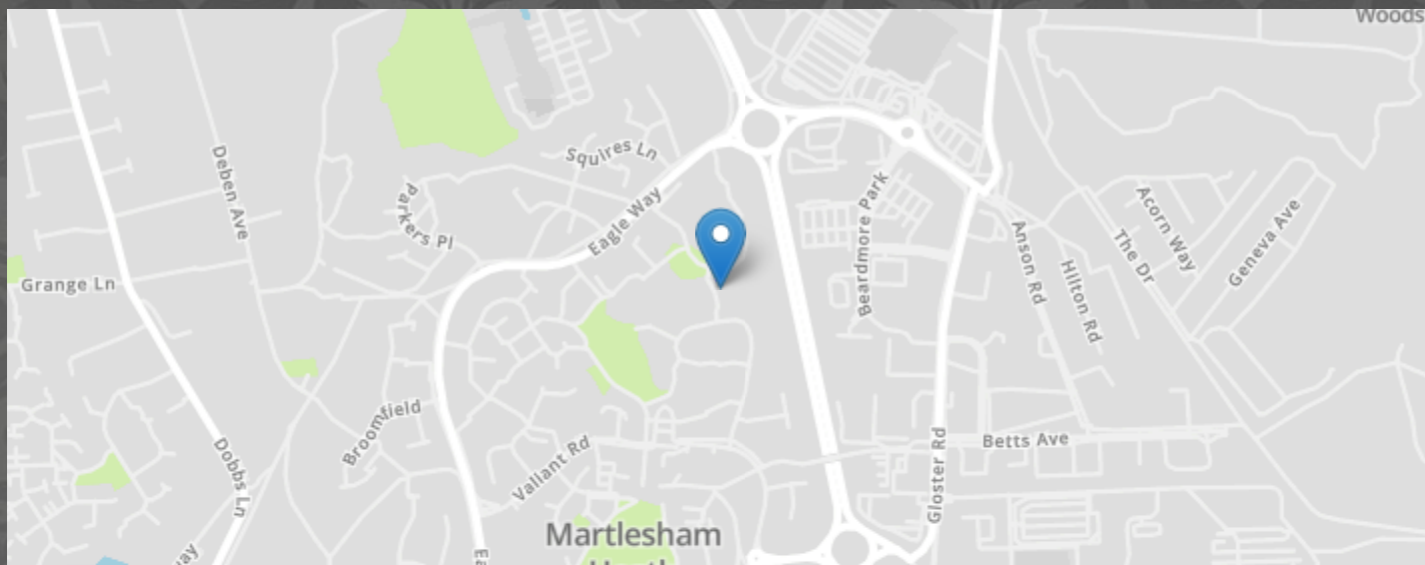


Manor Road, Martlesham Heath, Ipswich



MARKS & MANN



- POPULAR MARTLESHAM HEATH
- SITTING ROOM AND KITCHEN/DINING ROOM
- NEW DOUBLE GLAZING THROUGHOUT (INSTALLED 2024)
- PRIVATE REAR GARDEN
- PLANNING APPROVED TO EXTEND FRONT OF PROPERTY.
- EASY ACCESS TO A12/A14
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- CONSERVATORY WITH 'NEW ROOF'
- GARAGE IN BLOCK WITH POWER AND LIGHT CONNECTED
- HIVE HEATING CONTROLS
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES



### Manor Road, Martlesham Heath, Ipswich

Located on popular MARTLESHAM HEATH is this semi-detached THREE BEDROOM FAMILY HOME with a private rear garden, garage and off road parking. Accommodation comprises entrance porch, hall, sitting room, kitchen/dining room and conservatory, with three bedrooms and the family bathroom upstairs. The property benefits from brand new double glazing throughout and a new roof to the conservatory, all installed in 2024, as well as hive heating controls and any early viewing is highly recommended.

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£310,000

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## Entrance porch

3.18m x 0.90m (10' 5" x 2' 11") Window to front, useful space for coats and shoes.

## Entrance hall

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 rear garden, double doors through to:

## Kitchen/dining room

4.84m x 3.18m (15' 11" x 10' 5") Window to front and door to entrance hall with a range of matching base and eye level units with worktops over, sink, integrated single oven with gas hob and extractor over, space for a fridge/freezer and space and plumbing for a dishwasher and washing machine. There is space for a family dining table with double doors leading to:

## Conservatory

4.16m x 2.29m (13' 8" x 7' 6") Windows and doors overlooking and giving access to the rear garden, with the added benefit of a 'new roof'.

## First floor landing

Window to front, door to storage cupboard, all three bedrooms and the family bathroom.

## Bedroom one

3.66m x 2.38m (12' 0" x 7' 10") Window to rear, overlooking the rear garden.

## Bedroom two

3.42m x 2.55m (11' 3" x 8' 4") Window to rear, overlooking the rear garden, door to storage cupboard which is also accessible from the first floor landing.

## Bedroom three

2.81m x 2.38m (9' 3" x 7' 10") Window to front.

## Family bathroom

2.19m x 1.75m (7' 2" x 5' 9") Window to front, panel enclosed bath with shower over, hand wash basin, WC and heated towel radiator.

## Outside

The low maintenance front garden has been laid to shingle with tree and shrub borders with a pathway leading to the front door and round to the side of the property, with a gate giving access to the rear garden.

The rear garden has a patio area to the immediate rear and side of the property with a pergola, ideal for outdoor entertaining, with the remainder mainly laid to lawn with plant, shrub and tree

borders, enclosed by wooden fencing. There is a shed which we understand is to remain.

The property additionally benefits from a garage 5.07m x 2.50m (16' 8" x 8' 2") which is located in a block to the rear, with power and light connected and an additional piece of garden with tree and shrubs to the side.

## 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 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 3SY as the point of destination.

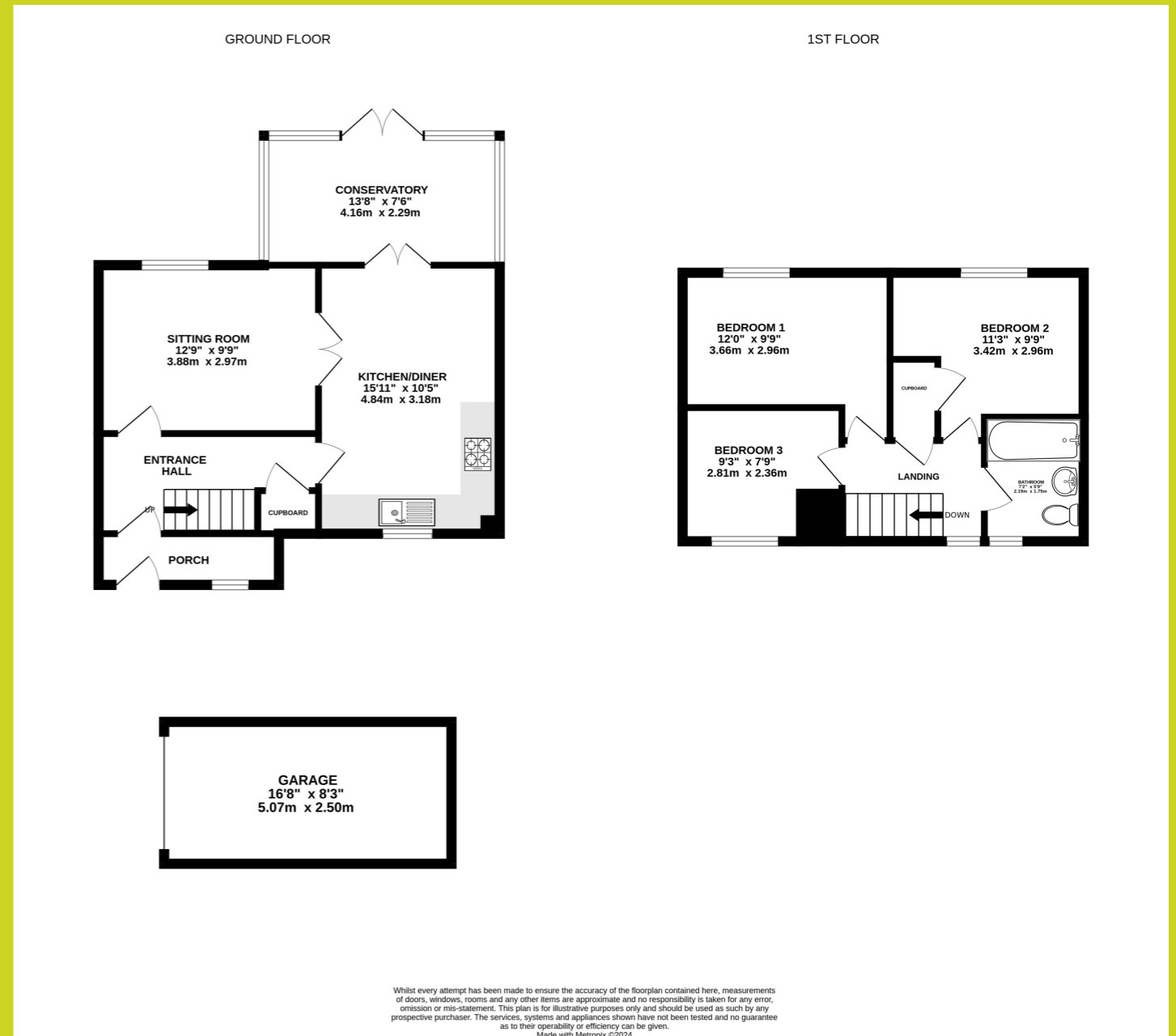
## Disclaimer

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New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## 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.

