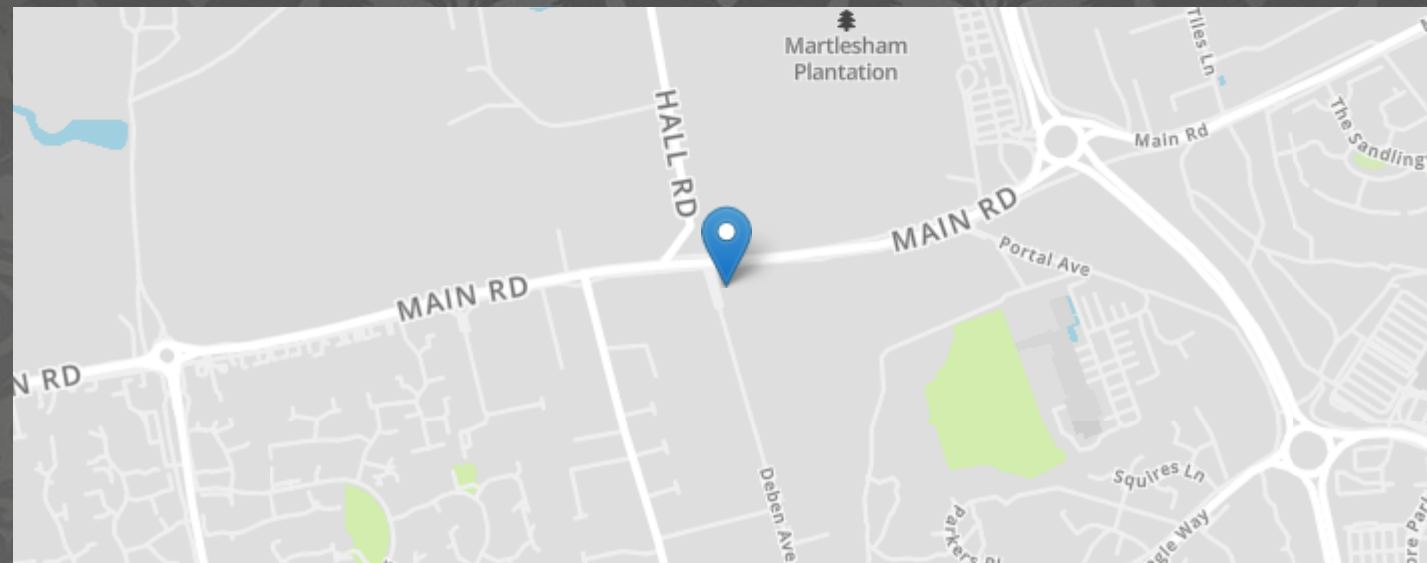


Main Road, Martlesham Heath, Ipswich



- SITUATED ON A CORNER PLOT
- EXCELLENT POTENTIAL TO EXTEND (STPP)
- SEPARATE SITTING ROOM AND DINING ROOM
- FITTED WARDROBES TO BEDROOM ONE
- EASY ACCESS TO A12/A14
- DETACHED FIVE BEDROOM FAMILY HOME
- KITCHEN AND UTILITY
- DOWNSTAIRS AND UPSTAIRS CLOAKROOM, AS WELL AS UPSTAIRS FAMILY BATHROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Main Road, Martlesham Heath, Ipswich

Situated on a CORNER PLOT is this DOUBLE STORY EXTENDED DETACHED FIVE BEDROOM FAMILY HOME with GENEROUS, PRIVATE rear GARDEN, GARAGE and off road PARKING for multiple vehicles. Accommodation comprises entrance hall, kitchen, utility, sitting room, dining room and downstairs cloakroom, with five bedrooms, a family bathroom and separate upstairs cloakroom. Offering great potential to extend further, subject to planning permission, an early viewing is advised to avoid disappointment.

£595,000

Main Road, Martlesham Heath, Ipswich

Entrance hall

Two windows and door to front, stairs to first floor with understairs storage cupboard and doors to the kitchen, sitting room and dining room.

Kithen

Dual aspect room with two windows to side and window to rear overlooking the garden with sliding doors giving access to the utility area. Range of matching base and eye level units with worktops over, sink, built-under oven with hob and extractor over, space for a fridge/freezer and space and plumbing for a dishwasher.

Utility area

Space and plumbing for a washing machine and tumble dryer, door to:

Downstairs cloakroom

Wash hand basin and WC.

Sitting room

Dual aspect room with two windows to side and patio doors to rear, overlooking and leading into the garden, feature fireplace.

Dining room

Dual aspect room with bay window to front and wide to side, feature fireplace.

First floor landing

Window to side, access to airing cupboard and doors to all bedrooms, the family bathroom and separate cloakroom.

Bedroom one

Dual aspect room with bay window to front and window to side, two sets of triple built-in wardrobes.

Bedroom two

Window to side, built-in cupboard, feature fireplace.

Bedroom three

Window to rear overlooking the garden.

Bedroom four

Window to rear overlooking the garden.

Bedroom five

Window to front.

Family bathroom

Panel enclosed bath, shower cubicle, hand wash basin.

Upstairs cloakroom

Window to side, WC.

Outside

The front of the property has a generous lawned area, enclosed by hedging, with a driveway providing off road parking for multiple vehicle. This leads to the garage, with an 'up and over' door and power and light connected. A side gate gives access to the rear garden.

There is a patio area to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with plant, shrub and hedge borders.

Important information

Tenure - Freehold.
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band E.
EPC rating TBC.
Our ref: SM/elr.

Main Road, Martlesham Heath, Ipswich

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

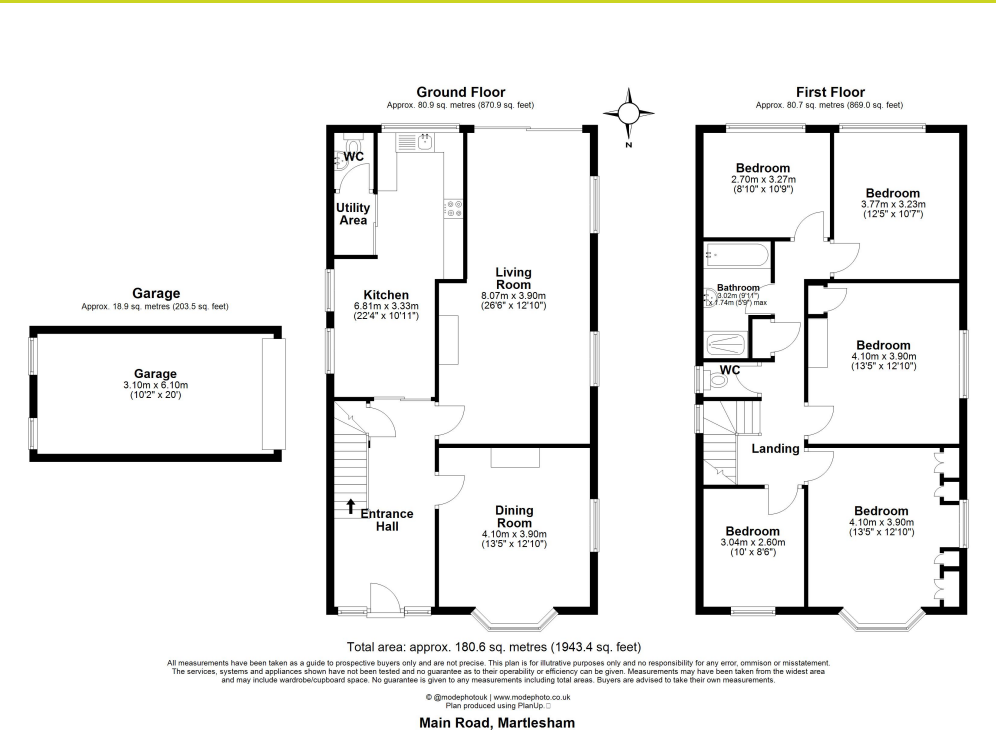
Using a SatNav, please use IP5 2QU as the point of destination.

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.

