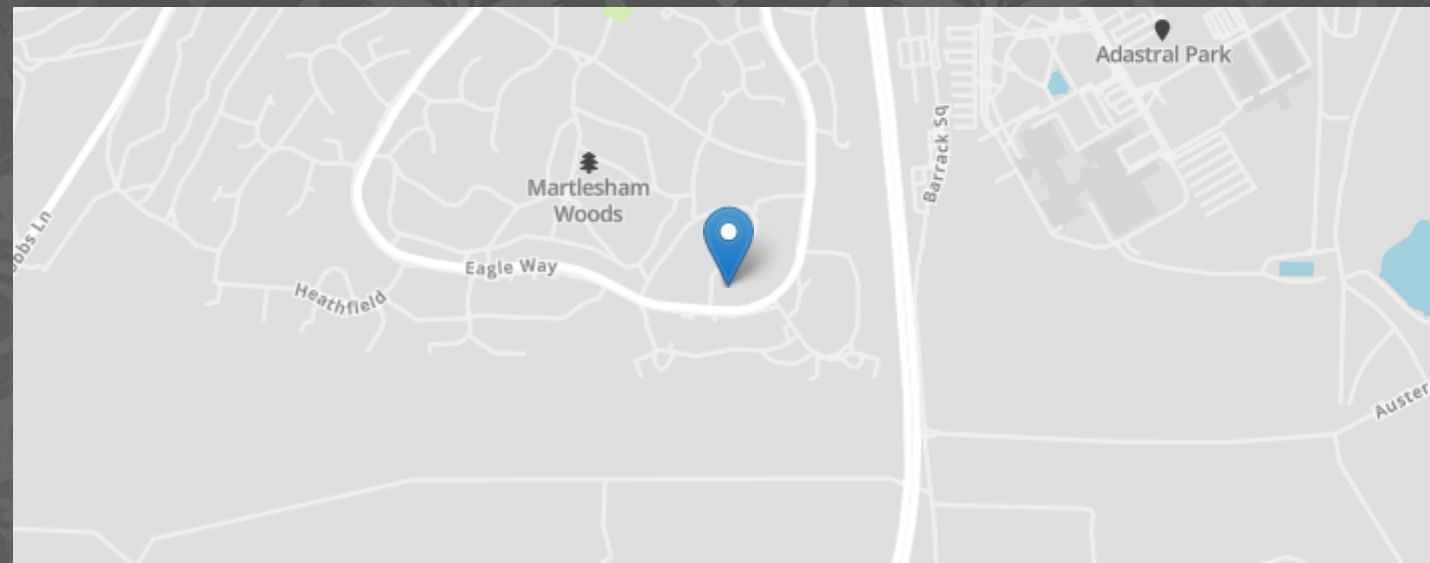


## Birch Grove, Martlesham Heath, Ipswich



- **\*\*\* NO ONWARD CHAIN\*\*\***
- **SUBSTANTIAL CORNER PLOT**
- **KITCHEN/BREAKFAST ROOM AND SEPARATE DINING ROOM**
- **EN-SUITE TO BEDROOM ONE**
- **GENEROUS REAR GARDEN**
- **CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE**

- **LOCATED ON ONE OF MARTLESHAM HEATH'S MOST DESIRABLE ROADS**
- **IMPRESSIVE, DETACHED THREE BEDROOM FAMILY HOME**
- **SITTING ROOM AND SEPARATE SNUG/FAMILY ROOM**
- **PRIVATE, SECLUDED SWIMMING POOL AND POOL HOUSE**
- **DOUBLE GARAGE AND OFF ROAD PARKING**

# MARKS & MANN

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# MARKS & MANN



## Birch Grove, Martlesham Heath, Ipswich

Located on one of MARTLESHAM HEATH'S most DESIRABLE ROADS is this RARELY AVAILABLE, IMPRESSIVE, DETACHED THREE BEDROOM FAMILY HOME, situated on a SUBSTANTIAL CORNER PLOT, with SWIMMING POOL, PRIVATE rear GARDEN, DOUBLE GARAGE and off road PARKING. Accommodation comprises entrance porch and hall, sitting room and separate dining room, kitchen/breakfast room, SNUG/FAMILY ROOM and downstairs cloakroom, with three good sized bedrooms, with an EN-SUITE SHOWER ROOM to bedroom one, and a family bathroom. An early viewing is STRONGLY ADVISED to avoid disappointment.

**£875,000**



# Birch Grove, Martlesham Heath, Ipswich

## Entrance porch

Windows to side and double doors to:

## Entrance hall

Spacious entrance hall, open with dining room, with stairs to the first floor and double doors to the sitting room, kitchen/breakfast room and downstairs cloakroom.

## Downstairs cloakroom

Window to front, wash hand basin and WC.

## Sitting room

6.00m x 4.82m (19' 8" x 15' 10") Dual aspect room with box bay window to front and window to side, feature gas fire, two sets of double doors in to the dining room and open entrance hall.

## Dining room

6.57m x 6.45m (21' 7" x 21' 2") Box bay window to rear, double doors to sitting room and French doors to side, giving access to the garden and swimming pool.

## Kitchen/breakfast room

5.65m x 4.90m (18' 6" x 16' 1") Window to rear, overlooking the garden, double doors to the family room/snug and external door to garden. Range of matching base and eye level units with worktops over, 2 x sinks, water softener and filter tap, built-in oven with hob and extractor over, breakfast bar with space for bar stools/seating. Integrated appliances including a separate full hight fridge & freezer, dishwasher, washing machine & tumble dryer.

## Snug/family room

4.70m x 2.70m (15' 5" x 8' 10") Triple aspect room with windows to all three sides, accessed via double doors from the kitchenbreakfast room.

## First floor landing

Access to two storage cupboards and doors to all three bedrooms and the family bathroom.

## Bedroom one

6.00m x 4.82m (19' 8" x 15' 10") Box bay window to front, fitted triple sliding door wardrobe, door to:

## En-suite shower room

2.70m x 2.40m (8' 10" x 7' 10") Window to side, shower cubicle, hand wash basin and WC with storage.

## Bedroom two

4.90m x 4.65m (16' 1" x 15' 3") Box bay window to rear, overlooking the garden.

## Bedroom three

5.00m x 3.15m (16' 5" x 10' 4") Window to side, overlooking the garden.

## Family bathroom

4.00m x 2.54m (13' 1" x 8' 4") Window to side, panel enclosed bath, double shower cubicle, hand wash basin with storage and WC.

## Outside

2 Birch Grove sits on a substantial plot in one of the most desirable roads on Martlesham Heath.

The front of the property has been laid to grass with a private driveway leading to the residence and double garage, providing off road parking for multiple vehicles, with access to the entrance porch and side/rear access to the garden. The front and side of the property has a walled garden and hedging.

The double garage has two separate up and over doors and has power and light connected.

To the side of the property is the fantastic swimming pool, with private lawn and patio, leading to the pool house. A patio wraps around the property to the rear with a large, private outdoor entertaining space, ideal for alfresco dining. Steps lead up to the generous lawned garden with flowers, plants and trees.

## Important information

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

# Birch Grove, 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

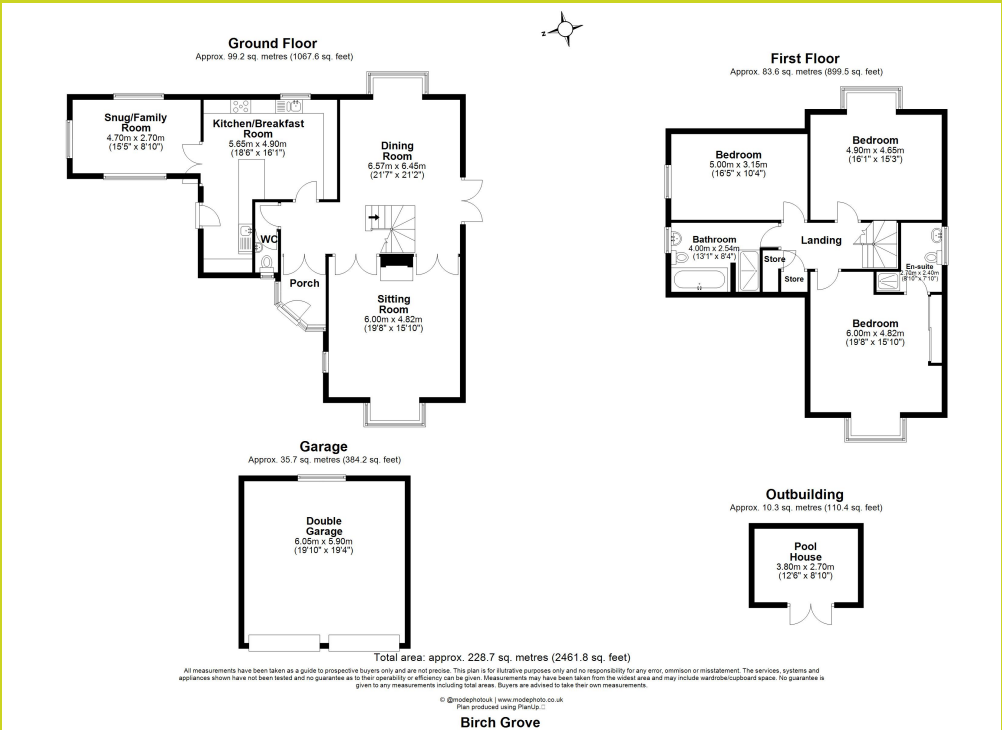
Using a SatNav, please use IP5 3TD as the point of destination.

## 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.

