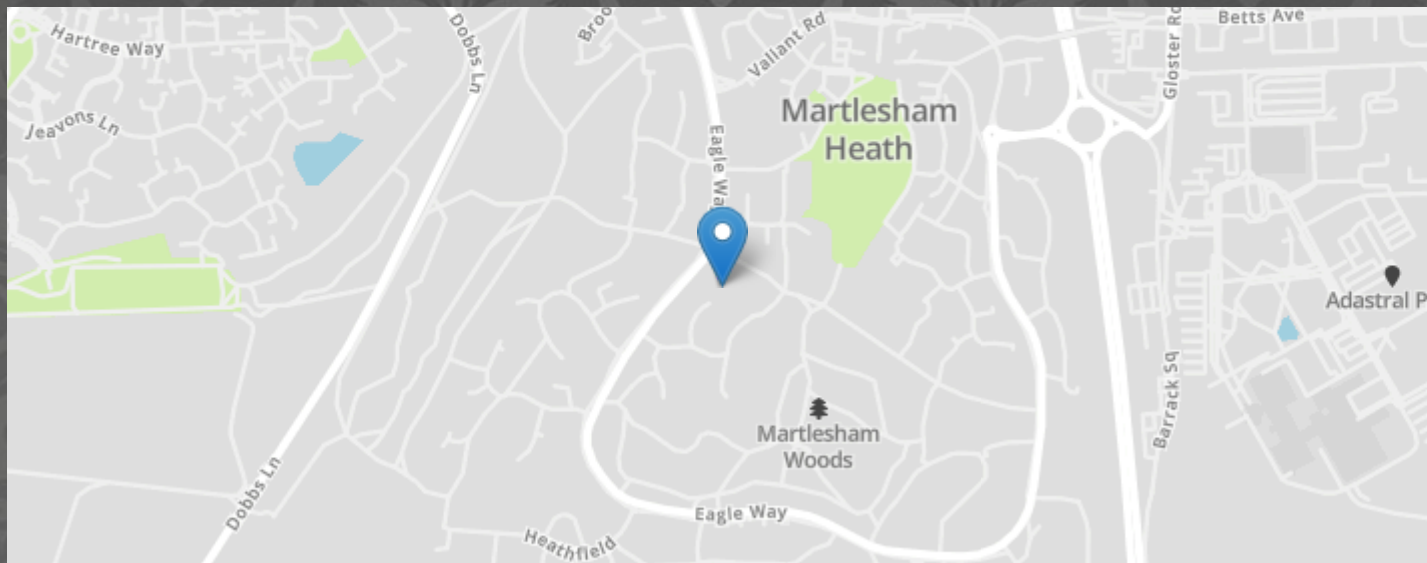


## Forest Lane, Martlesham Heath, Ipswich



- DETACHED, EXTENDED, FOUR BEDROOM FAMILY HOME
- OPEN-PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- GENEROUS, PRIVATE REAR GARDEN BACKING ONTO TREES
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE

- SITTING ROOM AND SEPARATE FAMILY ROOM/STUDY
- SEPARATE UTILITY ROOM
- EN-SUITE SHOWER ROOMS TO BEDROOMS ONE AND TWO
- DOUBLE GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- EASY ACCESS TO A12/A14

# MARKS & MANN

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# MARKS & MANN



## Forest Lane, Martlesham Heath, Ipswich

DETACHED, EXTENDED, FOUR BEDROOM FAMILY HOME with PRIVATE, GENEROUS rear GARDEN, DOUBLE GARAGE and off road PARKING for multiple vehicles. Accommodation comprises entrance hall, sitting room, FAMILY ROOM/STUDY, OPEN-PLAN kitchen/dining room, SEPARATE UTILITY ROOM and downstairs cloakroom, with four bedrooms with EN-SUITE SHOWER ROOMS to bedrooms one and two, and a family bathroom. An early viewing is strongly advised to appreciate the accommodation on offer.

**£650,000**



Forest Lane, Martlesham Heath, Ipswich

Entrance porch

2.37m x 0.95m (7' 9" x 3' 1") Double doors to:

Entrance hall

Stairs to first floor, understairs storage cupboard and doors to the sitting room, open-plan kitchen/dining room, utility room and downstairs cloakroom.

Sitting room

5.97m x 4.04m (19' 7" x 13' 3") Window to front, feature fireplace, double doors to:

Family room/study

3.08m x 3.02m (10' 1" x 9' 11") Dual aspect room with window to side and French doors to rear, overlooking and leading into the garden.

Open-plan kitchen/dining room

9.31m x 3.47m (30' 7" x 11' 5"(max) Triple aspect room with windows to front and side and bi-fold doors to side and rear, providing an abundance of natural light, overlooking and giving access to the rear garden. There is a space for a generous family dining table and a range of matching base and eye level units with worktops over, sink, built-in single oven with combination microwave oven and warming draw. There is a hob with extractor over, integrated dishwasher and space for an American style fridge/freezer. Door to:

Utility room

2.65m x 2.15m (8' 8" x 7' 1") Window and door to rear, overlooking and giving access to the rear garden. Range of matching base and eye level units with worktops over, sink, space and plumbing for a washing machine and tumble dryer.

Downstairs cloakroom

Hand wash basin and WC.

First floor landing

Access to cupboard and doors to all four bedrooms and the family bathroom.

Bedroom one

6.22m x 3.41m (20' 5" x 11' 2") Window to rear overlooking the garden, door to

En-suite bathroom

2.65m x 2.15m (8' 8" x 7' 1") Window to rear, STUNNING, fully tiled room with bath, shower cubicle, hand wash basin, WC and heated towel radiator.

Bedroom two

3.92m x 3.13m (12' 10" x 10' 3") Window to front, door to:

En-suite shower room

2.03m x 1.43m (6' 8" x 4' 8") Window to front, shower cubicle, hand wash basin, WC and heated towel radiator.

Bedroom three

5.25m x 3.09m (17' 3" x 10' 2") Window to rear overlooking the garden.

Bedroom four

3.40m x 3.00m (11' 2" (max) x 9' 10") Window to front.

Family bathroom

2.09m x 2.04m (6' 10" x 6' 8") Window to front, bath with shower over, hand wash basin, WC and heated towel radiator.

Outside

There is a lawned area to the front of the property with plant and shrub border, with a paved area giving access to the front door. The remainder of the front has a generous gravel driveway providing off road parking for multiple vehicles and leading to the double garage, with electric roller door, power and light connected. A side gate leads to the rear garden.

The private, unoverlooked rear garden has a patio area to the immediate rear and side of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with plants and shrub borders, enclosed by wooden fencing with trees to the rear providing excellent privacy. There is a gate at the rear of the garden giving direct access into the fantastic woodlands.

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 D.  
Our ref: SM/elr.

Forest Lane, 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

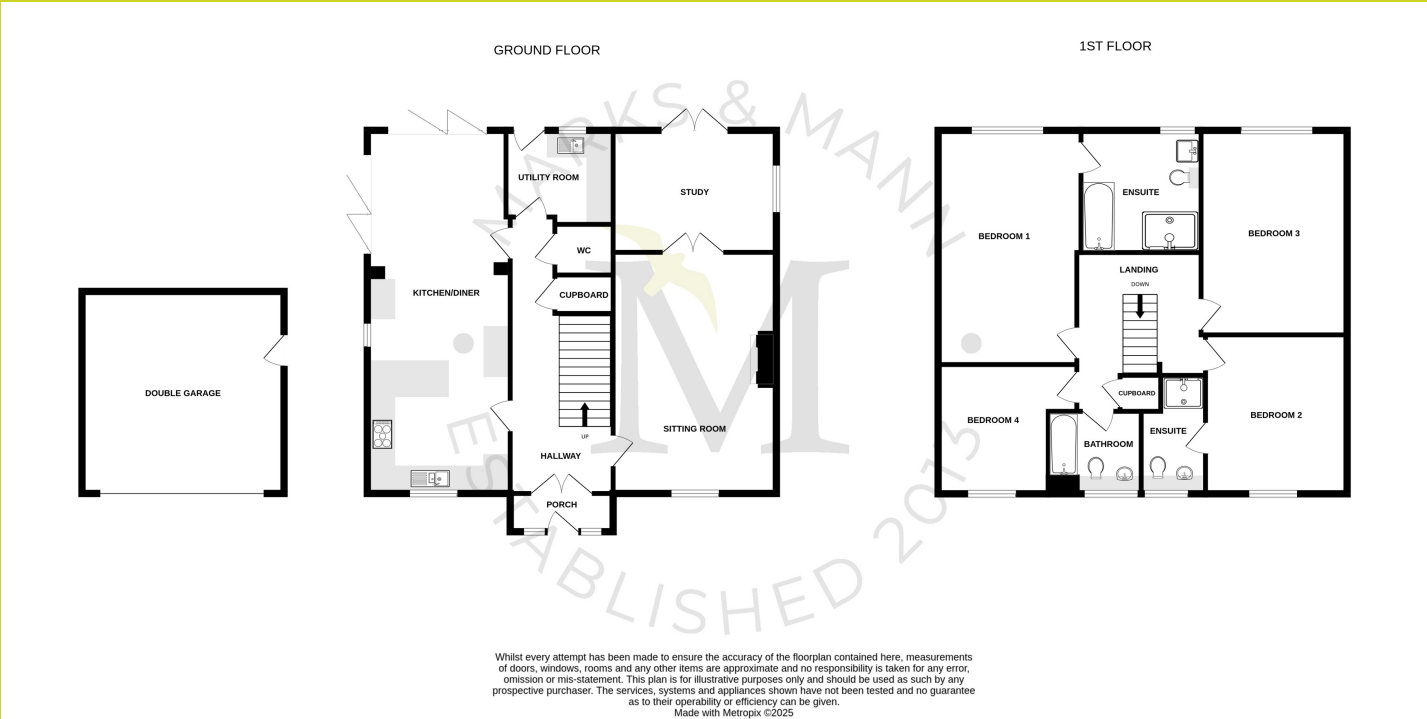
Using a SatNav, please use IP5 3ST as the point of destination.

Disclaimer

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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.

