

- SITUATED OPPOSITE AN OPEN GREEN AREA
- SITTING ROOM WITH VAULTED CEILING
- MODERN KITCHEN OPEN-PLAN INTO DINING ROOM
- BEDROOM ONE WITH DRESSING AREA AND EN-SUITE BATHROOM
- PRIVATE REAR GARDEN

- DETACHED TWO BEDROOM PARK HOME FOR THE OVER 45S
- TWO TRIPLE PANE FULL HEIGHT WINDOWS TO SITTING ROOM PROVIDING AN ABUNDANCE OF NATURAL LIGHT
- INTEGRATED APPLIANCES, INCLUDING A FRIDGE/FREEZER AND WASHING MACHINE
- SEPARATE CLOAKROOM
- GARAGE AND OFF ROAD PARKING

**MARKS & MANN**



## Lugano Avenue, Martlesham Heath, Ipswich

Situated opposite an OPEN GREEN area giving a fantastic feeling of space, is this DETACHED TWO BEDROOM PARK HOME with PRIVATE rear GARDEN, GARAGE and off road PARKING. Accommodation comprises MODERN kitchen/dining room, sitting room with VAULTED CEILING and two TRIPLE PANE FULL HEIGHT WINDOWS providing an abundance of NATURAL LIGHT, two bedrooms, with a DRESSING AREA and EN-SUITE shower room to bedroom one, and an additional separate cloakroom with WC and wash basin. An internal viewing is highly advised to appreciate the LIGHT and AIRY feeling of this property.

**MARKS & MANN**

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

01473 396 007

[contactipswich@marksandmann.co.uk](mailto:contactipswich@marksandmann.co.uk)

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£210,000 Offers over**

# Lugano Avenue, Martlesham Heath, Ipswich

## Kitchen/dining room

5.83m x 3.31m (19' 2" x 10' 10") Double doors lead into the dining area with space for a family dining table, built-in double cupboard and opening through to the kitchen area with a range of matching base and eye level units with worktops over, sink, built-in oven and hob with extractor over, integrated appliances include a brand new dishwasher and a fridge freezer there is also space and plumbing for a washing machine. An opening leads to:

## Sitting room

5.83m x 3.54m (19' 2" x 11' 7") Triple aspect room with window to front and two triple pane full height windows to side, providing an abundance of natural light, with a vaulted ceiling and feature fireplace.

## Inner hallway

With doors to both bedrooms and the cloakroom.

## Bedroom one

3.26m x 2.94m (10' 8" x 9' 8") Window to front, opening through to:

## Dressing room

2.56m x 1.07m (8' 5" x 3' 6") Shelf and hanging rail either side. Door to:

## En-suite shower room

2.56m x 1.64m (8' 5" x 5' 5") Window to rear, shower cubicle, hand wash basin, WC and bidet.

## Bedroom two

2.90m x 2.80m (9' 6" x 9' 2") Window to rear, triple built-in wardrobe.

## Cloakroom

1.92m x 1.60m (6' 4" x 5' 3") Window to front, built-in storage/airing cupboard with its own radiator, hand wash basin and WC.

## Outside

63 Lugano Avenue is situated overlooking an open green area, giving a fantastic feeling of space. The front of the property has been laid to low maintenance stones with a path with steps leading to the double front door. To the side there is a block paved driveway providing off road parking, leading to the garage 6.13m x 2.85m (20' 1" x 9' 4"), with up and over door, power and light connected. A path leads to the rear garden.

Steps from the kitchen lead down to the garden which has been mainly laid to lawn, with plants/shrubs, enclosed by wooden fencing. A side door gives access to the garage.

## Important information

Tenure - Not Applicable

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band A.

Exempt from EPC rating.

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.

The popular market town of Woodbridge is within easy reach, 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 3RR as the point of destination.

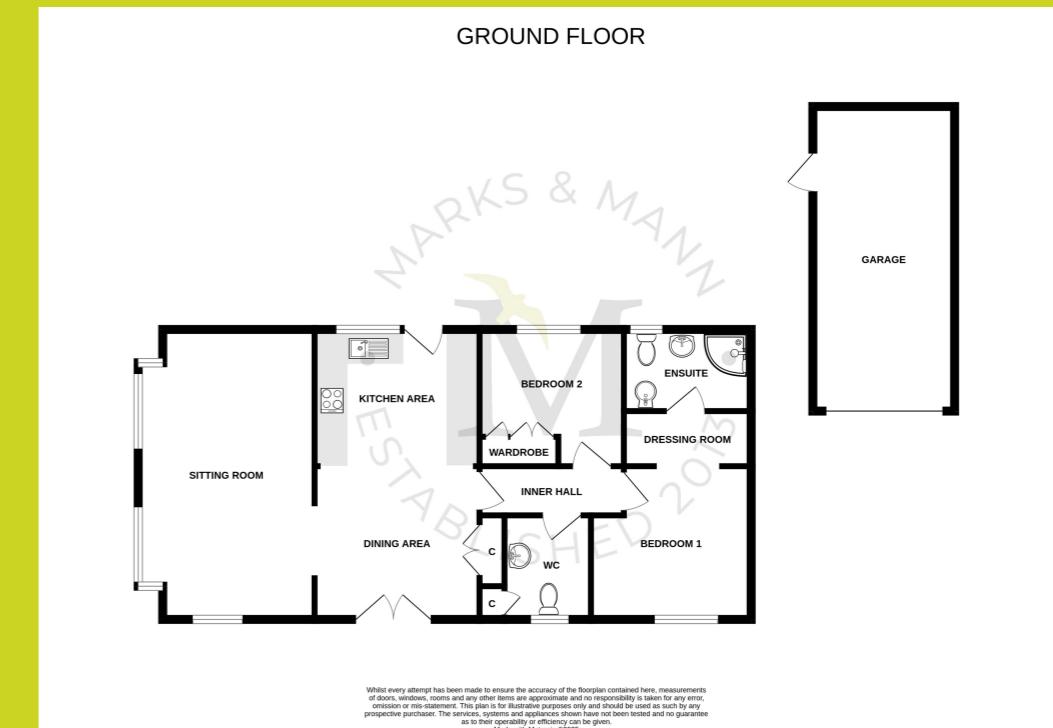
# Lugano Avenue, Martlesham Heath, Ipswich

## 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.

