



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

HARVESTERS WAY, MARTLESHAM HEATH, IP5  
3UR

TENURE : FREEHOLD

GUIDE PRICE £425,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU



# THE ACCOMMODATION



## Entrance Lobby

With storage cupboard and doors to the living room and the...

## Cloakroom

Fitted with a WC and wash basin.

## Living Room *6.03m x 4.21m (19' 9" x 13' 10")*

A spacious living room with a window to front aspect, stairs leading to the first floor and open to the...

## Kitchen/Diner *6.03m x 3.62m (19' 9" x 11' 11")*

Fitted with a range of wall and base cabinets including an island unit with breakfast bar and wine fridge, electric double oven, electric hob with cooker hood above, inset one-and-a-half-bowl sink unit with mixer tap, tiled splashbacks, integrated fridge/freezer, window to rear aspect, door to the utility room and sliding patio doors leading to a...



## Garden Room *3.30m x 2.32m (10' 10" x 7' 7")*

With sliding patio doors giving access to the rear garden.

## Utility Room *2.85m x 2.52m (9' 4" x 8' 3")*

With plumbing for a washing machine and dishwasher, door to the rear garden and door to the...

## Study *5.29m x 2.37m (17' 4" x 7' 9")*

A flexible room, originally built as the garage but converted to accommodation. With window to front aspect.



**First Floor Landing** with airing cupboard, window to side aspect, and doors to...

## Bedroom One *3.78m x 3.50m (12' 5" x 11' 6")*

With window to rear aspect and built-in double wardrobe.

## Bedroom Two *3.71m x 2.80m (12' 2" x 9' 2")*

With window to front aspect and built-in double wardrobe.

## Bedroom Three *3.17m x 2.63m (10' 5" x 8' 8")*

(max measurements provided) with window to front aspect and over-stairs storage cupboard.

## Bathroom

Fitted with a white suite comprising a hidden-cistern WC, vanity unit and wash basin and a shower bath, with tiled splashbacks, a chrome towel radiator and window to rear aspect.

## Outside

To the front of the property is an area laid to patio slabs, with beds stocked with shrubs, and a hard-standing providing an off-road parking space. The rear garden has a lawn, raised bed, a storage shed and a patio area,

# THE PROPERTY & LOCATION

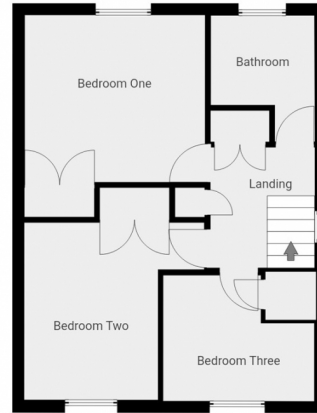
A well presented link-detached home on the popular Martlesham Heath development to the east of Ipswich. Situated towards the end of a cul-de-sac and offering a good-sized unoverlooked garden, this spacious family home comprises an entrance lobby, cloakroom, open plan living area, a garden room, utility, study, three bedrooms and family bathroom. There's a driveway providing off-road parking, gas central heating and double-glazed windows.

Martlesham Heath is situated on the outskirts of Ipswich, just to the south of Woodbridge. The area was developed in the 1980s and has become an extremely sought after location for its greenery, amenities and accessibility. The A12/A14 trunk road is nearby and there's plenty of amenities within easy distance including a primary school, a bakery, a pub, and a range of other shops nearby including a Tesco Extra and Aldi.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
		EU Directive 2002/91/EC	
		69	81

Address: Martlesham Heath, IP5

- Open Plan Living Space
- Study & Garden Room
- Double Glazed Windows
- Three Bedrooms

- Kitchen/Diner
- Gase Central Heating
- Off Road Parking
- Pleasant Garden

**Council Tax Banding : D**



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