



The Avenue, Martlesham Heath Ipswich IP5 3QL

welcome to

The Avenue, Martlesham Heath Ipswich

****MARTLESHAM PARK HOME** **ENSUITE AND DRESSING ROOM TO BEDROOM ONE** **KITCHEN AND UTILITY ROOM** **OPEN PLAN LIVING AND DINING AREA** **SEPARATE STUDY** **GARAGE AND OFF ROAD PARKING** **VIEWING ADVISED****



Entrance Hall

Entrance door with matching side panel to hall, double doors lead into the Living/Dining area, and doors off to Kitchen, Study, Bedroom One, Bedroom Two and Bathroom.

Living/Dining Room

19' 6" max x 14' 9" max (5.94m max x 4.50m max)
Windows to front aspect and side aspect. Feature fireplace

Kitchen

10' 7" x 9' 3" (3.23m x 2.82m)
Window to rear aspect. Range of floor and wall units with co-ordinated work surfaces. Integrated oven, hob and extractor. Integrated fridge. Doorway leading to the utility room.

Utility Room

7' 4" x 5' 6" (2.24m x 1.68m)
Door to rear leading to garden, built in airing cupboard.

Study

6' 6" x 6' 1" (1.98m x 1.85m)
Window to front aspect.

Bedroom One

10' 7" x 9' 4" (3.23m x 2.84m)
Window to rear aspect, doors to dressing room and en-suite.

Dressing Room

With shelving and hanging space

Ensuite Shower Room

Window to side aspect, three-piece white suite comprising of wash hand basin, low level WC and shower cubicle.

Bedroom Two

10' 3" x 9' 3" (3.12m x 2.82m)
Window to front aspect, built in wardrobes.

Shower Room

Window to front aspect. Three-piece suite comprising of low-level WC wash hand basin and shower cubicle.

External Details

To the front of the property is a driveway leading to the garage, which also has a separate courtesy door to the side. The front garden has been hard landscaped with a stepped pathway leading to the entrance door.

To the rear there are steps from the back of the property leading to the garden, which has a mature feel with a range of established shrubs and plants.



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The Avenue, Martlesham Heath Ipswich

- TWO BEDROOM PARK HOME
- SEPARATE STUDY
- KITCHEN AND UTILITY
- OFF ROAD PARKING AND GARAGE
- OPEN PLAN LIVING AREA

Tenure: EPC Rating: Exempt

£230,000



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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
IPW103326 - 0016

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william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property