


# property details **approval form**

10 Lingside, Martlesham Heath, Ipswich, Suffolk, England, IP5 3UT

**Date:** 22 January 2025

**Property Ref and Version:** IPW103626 - 0001



# selling your home with us!

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## >> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 33 Woodbridge Road East, IPSWICH, Suffolk, IP4 5QN

**T** 01473 721965 **E** IpswichEast@williamhbrown.co.uk

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## >> **price**

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guide price £425,000

Tenure: Freehold

## >> **key features**

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- > MARTLESHAM HEATH
- > EXTENDED SEMI-DETACHED BUNGALOW
- > TWO BEDROOMS
- > PRINCIPAL SUITE WITH ENSUITE AND DRESSING ROOM
- > GARAGE AND OFF-ROAD PARKING
- > LANDSCAPED GARDEN
- > OPEN PLAN KITCHEN/FAMILY/SITTING ROOM
- > VIEWING STRONGLY ADVISED
- > EPC Rating: C

## >> **short description**

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With a principal suite including dressing room and ensuite, open plan living/kitchen space of in excess of 35ft in depth and a separate utility room, this stunning bungalow has an impressive finish, landscaped rear garden and garage with off road parking to front.

## >> **long description**

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Situated on the ever-popular Martlesham Heath, this stunning extended bungalow benefits from impressive accommodation. With impressive open plan living further enhanced by a vaulted ceiling in the sitting area, additionally enhanced by a wood burner giving cosy feel to winter evenings. There is a good-sized utility room and a principal suite offering bedroom, dressing room and ensuite. Early viewing is essential to appreciate the quality and size of the accommodation on offer.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Entrance Hall**

Double glazed door leading into the entrance hall, which immediately gives a sense of the finish of the property. There is a built-in storage cupboard,

### **Sitting/Dining/Kitchen**

35' 3" x 13' 7" narrowing to 12' 5" ( 10.74m x 4.14m narrowing to 3.78m )

Walking in to this imposing space, there is a view though towards the rear garden, Although the space is open plan, the room offers defined spaces and a wood burner in the sitting room adds to a cosy feel in this vaulted area. In the kitchen, there is a matching range of floor and wall units with co-ordinated work surfaces over. Integrated into the kitchen are two ovens, hob with extractor over, pantry cupboard with ideal space for home bakers, there is space for an American style fridge freezer, An island unit has a matching work top, sink and base level units with space for a dishwasher. There is also space for breakfast bar stools.

The Sitting/Dining area has a vaulted ceiling to the rear, with exposed beams and with velux style windows. Doors to rear overlook and lead to the garden,

### **Utility Room**

9' 7" x 6' 11" ( 2.92m x 2.11m )

Door to side aspect leading to the garden, space for washing machine and tumble dryer, cupboard housing boiler, access to loft.

### **Principal Bedroom**

11' 4" x 10' 8" ( 3.45m x 3.25m )

Window to rear overlooking the garden, door to the dressing room.

### **Dressing Room**

10' 2" x 5' 5" ( 3.10m x 1.65m )

With space for hanging space and drawers.

### **Ensuite Shower Room**

Window to side aspect. Suite with roll top bath and shower,

### **Bedroom Two**

11' 8" x 10' 4" ( 3.56m x 3.15m )

Window to front aspect, large built-in wardrobe.

### **Family Bathroom**

Window to front aspect, suite including bath with shower over, wash hand basin and WC.



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### **Rear Garden**

The landscaped rear garden has been partially laid to lawn. There is an immediate patio area to the rear of the bungalow. There are plant and shrub borders and an external cabin, of which a viewing is recommended.

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## >> **property images**



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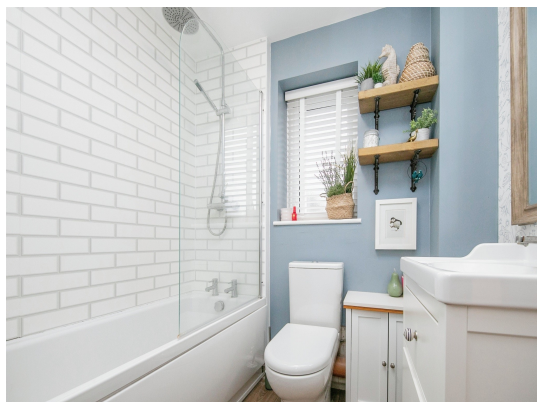
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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Peter Ruddy	Peter Ruddy	22 <sup>nd</sup> January 2025
Mrs C. Anderson		