



**Swan Close, Martlesham Heath Ipswich IP5 3SD**



**welcome to**

**Swan Close, Martlesham Heath Ipswich**

**\*\*DETACHED FAMILY HOME \*\*SEPARATE LOUNGE AND DINING ROOM \*\*STUDY \*\*CLOAKROOM \*\*BAR & GAMES ROOM \*\*SIX DOUBLE BEDROOMS \*\*TWO EN-SUITES \*\*BATHROOM \*\*GARAGE \*\*OFF ROAD PARKING \*\*NO ONWARD TRAFFIC \*\*MARTLESHAM Heath \*\*VIEWINGS HIGHLY RECOMMENDED**



### Entrance Door

Double glazed entrance door leading into the lobby.

### Entrance Hall

Imposing entrance hall with stairs rising to the first floor, Doors to study, cloakroom, living room, dining room and kitchen.

### Cloakroom

Double-glazed window to rear. Fitted with a two-piece suite comprising of low-level WC and wash hand basin.

### Living Room

11' 5" x 12' 4" ( 3.48m x 3.76m )

Double-glazed doors to rear aspect overlooking and leading to the garden,

### Study

10' 3" x 8' 2" ( 3.12m x 2.49m )

Ideal for working from home, this wonderful space has a double-glazed window to front and a door leading to the family room and bar.

### Family/Games Room and Bar

24' 7" x 19' 5" ( 7.49m x 5.92m )

This delightful and versatile space is an excellent part of the house. Currently used as a bar and games room, but with a versatility that could see many other uses. The room would also work well as a music room, craft room or a second living room.

### Dining Room

11' 5" x 12' 4" ( 3.48m x 3.76m )

Well situated next to the kitchen, with a double-glazed window to front.

### Kitchen

20' 2" x 18' 2" ( 6.15m x 5.54m )

This substantial space gives a double-glazed window and double-glazed doors to the garden A wide range of floor and wall units with co-ordinated work surfaces and island unit give the room an great appeal.

### Utility Room

17' 4" x 6' 6" ( 5.28m x 1.98m )

Double-glazed window to front and door to rear, door to side into the garage. Range of units with co-ordinated work surface over.

### Garage

Double garage with window to rear aspect.

### First Floor Landing

Double glazed window to rear aspect.

### Bedroom One

Two double-glazed windows to front aspect. This fantastic space is an ideal principal suite with access to a dressing room and ensuite.

### Dressing Room

Fitted with ideal shelving and hanging space.

### Ensuite Shower Room

Suite comprising of low-level WC, dual wash hand basins and shower. Window to rear aspect.

### Bedroom Two

15' 8" x 11' 6" ( 4.78m x 3.51m )

Double-glazed window to front, door to ensuite.

### Ensuite Bathroom

Double-glazed window to front aspect. Suite comprising of low level wc, wash hand basin and bath.

### Bedroom Three

12' 6" x 11' 9" ( 3.81m x 3.58m )

Double-glazed window to rear aspect.

### Bedroom Four

12' 2" x 9' 8" ( 3.71m x 2.95m )

Double-glazed window to rear.

### Bedroom Five

11' 6" x 8' 5" ( 3.51m x 2.57m )

Double-glazed window to rear.

### Bedroom Six

Double-glazed window to front. This room would additionally work well as a second study.

### Bathroom

The family bathroom is well spaced and features a four-piece suite, which comprises of a low-level WC, wash hand basin, bath and shower. Double glazed window to front,

### External Details

To the front of the house is off road parking for multiple vehicles, and access to the GARAGE.

To the rear of the property is a garden area which is mainly laid to lawn and gives a lovely view over the village green at the back of the home.



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## **Swan Close, Martlesham Heath Ipswich**

- MARTLESHAM HEATH
- SIX BEDROOMS
- FOUR RECEPTION ROOMS
- DOUBLE GARAGE
- PRINCIPAL SUITE WITH DRESSING ROOM/ENSUITE & JACUZZI BATH

Tenure: Freehold EPC Rating: D  
Council Tax Band: G

**£775,000**



Please note the marker reflects the  
postcode not the actual property

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