

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



## Milano Avenue

Martlesham Heath, IP5 3RN

Asking price £250,000



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## Milano Avenue

IMMACULATELY PRESENTED - SHOW HOME CONDITION PARK HOME BRAND NEW IN 2019 WITH MASSIVE LIST OF OPTIONAL EXTRAS INCLUDED - NO ONWARD CHAIN - AIR CONDITIONING TO LOUNGE - DOUBLE ASPECT DOUBLE BAY SOUTHERLY FACING LOUNGE (18'11" x 12'0") - SEPARATE DINING ROOM WITH DOUBLE DOORS OPENING INTO LOUNGE - LUXURY FITTED KITCHEN WITH EXTENSIVE RANGE OF INTEGRATED APPLIANCES TO REMAIN - TWO DOUBLE SIZE BEDROOMS - VERY LARGE MAIN BEDROOM WITH SEPARATE DRESSING AREA EXTENSIVE FITTED WARDROBES AND SHELVING PLUS SEATING AREA - EN-SUITE WITH COMFORT HEIGHT TOILET AND 600MM KARTEL VANITY UNIT PLUS ELECTRIC FAN HEATER - GAS CENTRAL HEATING VIA FIVE YEAR OLD BOILER SERVICED JULY 2024 - UPVC DOUBLE GLAZED WINDOWS AND DOORS - EXTENDED DOUBLE LENGTH DRIVEWAY - SECLUDED AND SHELTERED REAR GARDEN

\*\*\*Foxhall Estate Agents\*\*\* are delighted to offer for sale this immaculate two bed detached park home which is presented in show home condition and is only five years old.

From new the property benefits from a massive range of optional extras which new owners will get the immediate benefit from including shelves over radiators, extra double sockets, TV points, outside tap, two outside sockets, six outside lights and hand rails to all outside doors, carbon monoxide sensors. This includes an air conditioning unit in the southerly facing lounge, and an

extended double length driveway. All bespoke fitted light shades, curtain poles, light fittings are also included in the sale.

The property benefits from a double bay southerly and easterly facing 18'11" x 12'0" lounge with the separate dining room, luxury fitted kitchen, two double sized bedrooms the main one of which is huge complete with it's own dressing area, extensive fitted wardrobes and seating area.

## Summary Continued

There is a luxury family bathroom and all upgrades and optional extras were installed by Tingdean when the park home was constructed in 2019.

As well as benefiting from a southerly facing aspect the property has delightful low maintenance gardens at the rear with a patio area ideal for sitting out in the sunshine for alfresco dining.

Milano Avenue and Falcon park generally is superbly positioned. It is a lovely quiet area next to woodland and delightful countryside walks. It really is the best of both worlds because a Tesco supermarket and retail park is only a 10 minute walk away with every facility and shop that you could need, this includes Marks & Spencer, Card Factory, an outdoor shop, Poundland plus Hughes Electrical, a big Boots and a very good Next with a lovely cafe which the valuer can personally vouch for.

On top of all this access onto the A12 itself is literally less than a 2 minute drive away with the A14 Felixstowe and London in one direction with Woodbridge and going into north Suffolk up towards Lowestoft and Yarmouth in the other direction.

### Front Garden

Neatly gravelled with fencing and side access gate to the left. On the right hand side is an extended driveway the first part of which is block paved, the rear part of which is paved again an optional extra at the time and helps accommodate a second car park space. There is trellising and access to the side and rear garden.

### Side Garden

Extended paved pathway and patio area which is an absolute sun trap for a good part of the day and ideal for sitting out having a cup of tea, an afternoon glass of wine or alfresco dining. The whole garden is neatly enclosed with panel fencing and trellis, with strong concrete post and rail supports.

### Entrance Hallway

Access to loft space which is part boarded, supplied with light and a fitted ladder, radiator, built in cupboard and a double glazed front entrance door that leads into the hallway.

### Lounge

18'11" x 12'0" (5.77m x 3.66m)

Lovely double aspect lounge with an easterly facing window and two southerly facing bay windows making this a beautiful sunny and light room for a good part of the day. The focal point of the room is the fire place surround and there is a wall mounted air conditioning unit and fire place.

### Dining Room

9'6" x 8'10" (2.915 x 2.698)

Radiator, window to side which is easterly making this a lovely sunny room in the mornings for someone to have their breakfast, glazed double doors open through into the lounge.

### Kitchen

11'6" x 9'1" (3.53 x 2.77)

Excellent range of fitted units and optional extras including a pull out larder cupboard, integrated washing machine, combination boiler, excellent range of base drawers, cupboards and eye level units, electric kick space heater, ceramic hob with extractor hood above (so new that it has never been used) and metro sage gloss brick bond tiled splashbacks, ample work surfaces, integrated fridge freezer (frost free) and a double oven and grill, window and glazed door to side both westerly facing making this a lovely sunny room in the afternoons, champagne ceramic one and a half bowl single drainer inset sink unit with chrome Henley mixer tap, recess ceiling spotlights and also an integrated dishwasher, four extra double power points fitted. Thermostatically controlled plinth heater.

### Bedroom One

9'9" x 13'5" (2.99 x 4.11)

Superb main bedroom suite with a radiator and window

to side in bedroom area, extensive range of luxury fitted bedroom furniture including double wardrobe with adjacent pull out double four drawer units and integrated shelving plus additional hanging space, integrated spotlights, seating area and door through to en-suite shower room

### Dressing Area

10'3" x 3'10" + 3'9" x 9'1" wardrobe area (3.148 x 1.187 + 1.160 x 2.781 wardrobe area)

### En-Suite Shower Room

Comfort height toilet plus extra wide vanity unit with cupboards beneath, wash hand basin with cupboards beneath and corner shower enclosure with hand rails, extensive tiling, downflow fan heater, large illuminated mirror, extractor fan and window to side. The raised toilet, the extra wide vanity unit and the downflow fan heater were all optional extras purchased at the time.

### Bedroom Two

10'0" x 9'2" (3.060 x 2.80)

Luxury fitted wardrobes comprising two single wardrobes and two double eye level wardrobes over the bed, radiator and window to side.

### Family Bathroom

7'4" x 5'6" (2.260 x 1.700)

Bath with a shower attachment over, wash hand basin and WC, full height chrome extended heated towel rail which was an optional extra as was the shower attachment over the bath, door to built in airing cupboard, recess ceiling spotlights, extractor fan, radiator, window to side.

### Rear Garden

Beautifully enclosed and low maintenance being paved and with inset shingle areas. The garden is enclosed by panel fencing and there is a delightful sheltered seating area which is an absolute sun trap for good parts of the day and ideal for sitting out having a mid-morning cup of tea, an afternoon glass of wine or alfresco dining. There is also a double sized shed which will be remaining and further gravel area plus a brick built storage shed with double wooden doors which houses the electric meter, there are also 6 external lights and 2 power sockets. Grab handles to all external doors.

### Surrounding Countryside and Local Area

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### Agents Note

Service Charge - £2442.89 per annum.

This park home comes with mains gas and water/sewage (some on the park are LPG).

The full park rules for Falcon Park at Martlesham Heath can be attached to the details upon request.

You have to be over 45 to live on the park.

Cats and dogs which are not in the Dangerous Dogs Act 1991 are permitted on the park at a maximum of two animals per home and assistance dogs are permitted.

Tenure - Park Home  
Council Tax Band - A

### Items open to separate negotiation

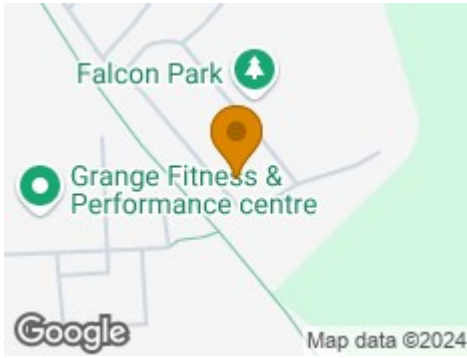
Bed side tables and dressing table in the main bedroom, bathroom fittings, an extendable dining table and chairs in the dining room, double sofa, armchair, coffee table, TV cabinet in the lounge. All of which are in immaculate decorative order and open to separate negotiation.







## Road Map



## Hybrid Map



## Terrain Map



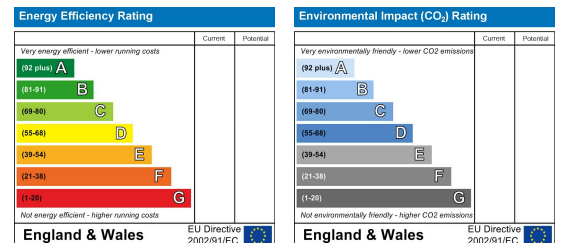
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.