

Foxhall



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Manor Road

Martlesham Heath, Martlesham, IP5 3SY

Asking price £425,000



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Summary Continued

At the rear is a nice easterly facing conservatory overlooking the landscaped rear gardens which are completely secluded and unoverlooked from the rear.

The property is situated at the far end of Manor road in a cul-de-sac position and a highly convenient location. Living here you would only be literally a two minute walk towards all the facilities in the square at Martlesham including a McColl's, pharmacy, fish and chip shop, bakers/butchers, doctors surgery, pub, etc and the church and green and all the facilities in that area are adjacent.

Furthermore access to A12/A14 and the retail park on the other side are all within a 2-5 minute drive away.

Front Garden

Open plan mainly laid to lawn with established shrubs and bulbs, with a very long 64ft gravel drive enclosed by iron railings and providing access for at least eight cars, this leads to a detached double garage.

Entrance Porchway

4'11" x 4'9" (1.50m x 1.45m)

Part glazed entrance door into entrance porchway with window to side, radiator and two double doors to large built in cupboard with further glazed door to reception hallway.

Reception Hallway

8'6" x 6'10" (2.59m x 2.08m)

Double radiator, stairs rising to first floor, doors to lounge, dining room and downstairs cloakroom.

Dining Room

12'10" x 10'10" (3.91m x 3.30m)

Southerly facing window to the front making this a light and sunny room for most part of the day and a radiator.

Downstairs Cloakroom

4'11" x 3'5" (1.50m x 1.04m)

W.C, radiator, wash hand basin and extractor fan.

Lounge

21'5" x 12'11" (6.53m x 3.94m)

Lovely duel aspect lounge which is both easterly and southerly facing making this a pleasant and sunny room, double glazed window to front, window and glazed door to the side through to the conservatory with double and single radiator. The focal point of this room is a red brick fireplace surround with tiled hearth incorporating gas fire.

Conservatory

11'5" x 8'10" (3.48m x 2.69m)

A lovely east and southerly facing brick and double glazed conservatory with a radiator, fitted ceiling blinds, double glazed doors opening out to the garden.

Utility Room

6'8" x 4'8" (2.03m x 1.42m)

Single drainer sink unit with cupboards underneath, double built in cupboard with shelving, space and plumbing for a washing machine and a replacement double glazed door.

Kitchen

10'10" x 8'0" (3.30m x 2.44m)

Westerly facing getting the sun in the afternoon via a picture window with nice views in both directions down Manor Road. Double drainer sink unit with a range of

old style eye level units cupboards and base units, extractor fan, tiling, worksurfaces and a double radiator.

Landing

U shape gallery style landing with a double radiator, window to the side, additional single radiator, door to large over stairs cupboard also accessed by bedroom one and access to loft space.

Bedroom One

13'0" x 11'9" (3.96m x 3.58m)

Double radiator, double glazed window to side.

En-Suite

8'0" x 5'7" (2.44m x 1.70m)

With panel bath, vanity unit wash hand basin, low level W.C, radiator, tiling and double glazed window to side

Bedroom Two

13'0" x 11'4" (3.96m x 3.45m)

Window to side, double radiator, door to spacious shelved cupboard plus additional access to over stairs airing cupboard (also accessed via landing.)

Bedroom Three

9'8" x 8'0" (2.95m x 2.44m)

Double glazed window to rear, radiator, spacious built in double wardrobe with sliding doors with shelving and cupboards above.

Bedroom Four

8'5" x 7'8" (2.57m x 2.34m)

Radiator, double glazed window to side. This has previously been used as an office/study and comes complete with extensive solid wood fitted desk with draws and shelving.

Family Bathroom

8'0" x 5'7" (2.44m x 1.70m)

Walk in shower with mermaid style backing, modern inset Mira Atom shower, obscure double glazed window to side, radiator, wash hand basin and W.C

Rear Garden

One of the main features of this property is the south easterly facing lovely garden which has been beautifully landscaped making this a real suntrap for a good part of the day. The garden commences with a spacious patio area, lawn, large pond rockery area, a secondary patio area with a shed, plus an additional large patio area which continues down the other side of the property. There are steps at the rear leading up to a rear section behind a high laurel hedging which ensures that the garden is completely overlooked from the rear. There

is a side wooden access gate and side fencing plus an additional storage area behind the porchway ideal for wheelie bins.

Workshop

16'9" x 8'10" (5.11m x 2.69m)

This is a brick built extension at the rear of the double garage, with ample power sockets and lighting, window to rear and ample eaves storage space which has been partially boarded and provided with a separate light. The workshop is heavily kitted out with wooden work benches, drawers shelving and additional cupboards which we understand will be remaining if required.

Double Garage

16'9" x 16'9" (5.11m x 5.11m)

Double garage with twin lockable up and over doors, ample eaves storage space and supplied with power and light.

Agents Notes

Tenure - Freehold

Council Tax Band - E







Road Map



Hybrid Map



Terrain Map



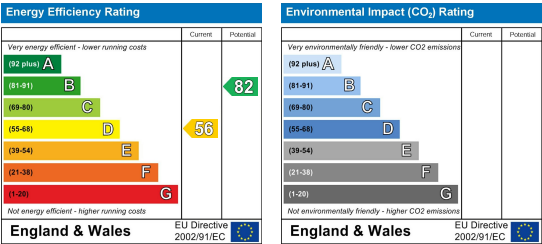
Floor Plan



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



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