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Skylark Drive

Martlesham, Woodbridge, IP12 4UG

Price £119,000



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Front Garden

Low maintenance front garden with access to the gas meter, block paved driveway for at least two to three large vehicles comfortably, electric outside socket for Hoovering, jet washing the area etc, pedestrian access into the rear garden, outside security lights with PIR sensor. (**Please note ** The Ring Security light down the side, the Ring doorbell and the Ring Security system will not be staying.)

Entrance Hallway

Front door coming into the large entrance hallway, plenty of space for shoes, boots and coats etc, telephone point, stairs up to the first floor with additional LED lights, radiator, access to the fuse box, doors to the kitchen, W.C. and the lounge, smoke alarm and laminate flooring.

Lounge / Diner

15'7" x 14'8" (4.75m x 4.47m)

Carpet flooring, double glazed UPVC door out to the rear garden, double glazed windows to the side of that door, further double glaze window to the side with integrated air vents, radiator, multiple aerial point and telephone points, under stairs cupboard and dimmer switch lights. There are also HDMI and other leads that in situ if a new owner wants to mount a media wall/tv on the wall.

Kitchen

Wall and base units with cupboards under and worksurfaces over, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap, double glazed window to the front looking out to the nature reserve with fitted venetian blind, integrated dishwasher, Hotpoint oven, four ring gas hob stainless steel back plate with extractor over. Integrated fridge and freezer, laminate flooring, integrated washing machine, radiator, spotlights, smoke alarm, extractor fan, with over counter and under counter lights and a smart switch.

W.C.

Low-flush W.C., pedestal wash hand basin, radiator, laminate flooring, and splash-back tiling.

Landing

Carpet flooring, access to the loft, doors to bedrooms one, two, three and the bathroom. There is a internet points and also a smart touch button for the access to the light for the bathroom.

Bedroom One

13'3" x 8'7" (4.04m x 2.62m)

Double glazed window to the rear with fitted slatted blinds, radiator, carpet flooring and an internet point and aerial point.

Bedroom Two

14'10" x 7'5" (4.52m x 2.26m)

Double glazed window to the front with fitted roller blind and views over the nature reserve, radiator, carpet flooring and an internet port.

Bedroom Three

11'0" x 7'10" (3.35m x 2.39m)

Double glazed window overlooking the nature reserve, radiator, carpet flooring, fitted double wardrobe with mirrored fronted doors, large airing cupboard over the stairs with a purpose built heater installed and internet points.

Bathroom

9'10" x 6'9" (3.00m x 2.06m)

Panelled bath with a mixer tap and hand-held shower over, solid shower screen, extractor fan, obscure double glazed window to the rear, low-flush W.C., pedestal wash hand basin, vinyl flooring, modern upright radiator, heated towel rail and door to the airing cupboard which has an Ideal Logic combi boiler last serviced in Feb. 25, and a smart switch.

Rear Garden

Landscaped rear garden with two large sheds to stay one of which has a ramp access. There is a pedestrian gate to access the driveway area, wooden pergola, outside tap, outside electric point, several raised sleeper beds and a grass area with some mature shrubs and a small raised pond.

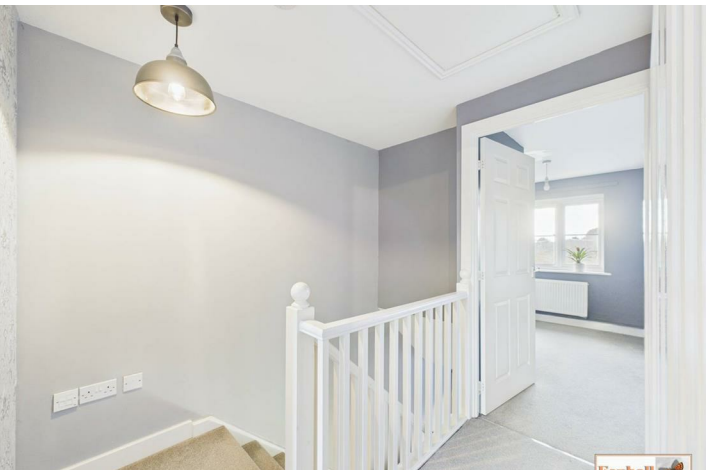
Agents Notes

Tenure - Freehold

Council Tax Band - C

This is a Flagship shared ownership scheme. Shared ownership 35% relates to £119,000 however buyers can purchase on a staircase scheme up to the full 100% at a maximum price of £340k.









Welcome home with Flagship Homes

Who are we?

We are a housing developer committed to building homes, futures, and communities across the East of England - part of Bromford Flagship.

Your shared ownership journey starts here

To get started with shared ownership, you'll buy an initial share in a property and then pay rent on the remaining shares.

More than just homes

Buying this home is more than a move - it's a step toward owning your future. With Flagship Homes, you're supported every step of the way.



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Flagship Homes

Learn more at flagshiphomes.co.uk or speak to our sales team today on 01603 255444 (option 1)

Road Map



Hybrid Map



Terrain Map



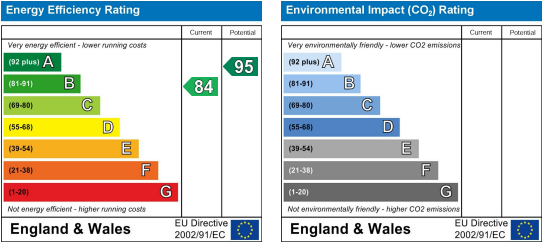
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.