



Parkers Place, Martlesham Heath,  
£400,000

- 4/5 Bedroom Detached House
  - Martlesham Heath
  - Double Garage
  - Ample Off Road Parking
  - Four Double Bedrooms
    - Extended to Rear
  - Open Plan Kitchen/Diner
    - Log Burner
    - 17ft Lounge
  - West Facing Garden

A rare opportunity to purchase this four double bedroom detached house positioned in a cul-de-sac in one of Martlesham Heath's most sought after locations.

### The Property

An extended 4/5 bedroom detached family home set in the heart of Martlesham Heath in a cul-de-sac location. This modern property features an open plan kitchen diner, 17ft lounge, downstairs cloakroom & first floor family bathroom, four double bedrooms, double glazed windows and doors, ample off road parking, double garage and gas central heating.





## Location

Martlesham Heath is highly sought after and with good reason. Parkers Place offers access onto the A12 within two minutes and is literally a fifteen minute walk to Tesco superstore and filling station, Next Home, M&S Food Hall, Boots and a very good selection of other outlets at Martlesham Heath. Furthermore the village square with it's own shops, McColls, fish and chip shop, doctors surgery, bakery, pharmacy and pub and there is the village green. Martlesham Heath itself is a haven for dog walkers and cyclist, etc, with lovely walks just a stone's throw from this property. There are popular schools including Kesgrave High School, Birchwood, Gorseland and Martlesham primary schools.

## Ground Floor

### Entrance Hall

6'04 x 15'07 (1.93m x 4.75m)

Bright and spacious hallway with wood flooring and double coat cupboard, doors leading to:

### Snug

10'00 x 9'07 (3.05m x 2.92m)

A cosy room currently utilised as a snug/lounge with wood flooring overlooking the front aspect. The room could also be used as a study or 5th bedroom.

### Lounge

10'03 x 17'10 (3.12m x 5.44m)

Spacious 17ft lounge running the width of the property, with wood flooring, French doors opening out onto the rear patio, a wood burner with wood mantelpiece and tiled hearth. Windows overlooking side and front aspect with plantation shutters to both.





### **Kitchen/Diner**

9'07 x 10'06 / 8'03 x 14'03 (2.92m x 3.20m / 2.51m x 4.34m)

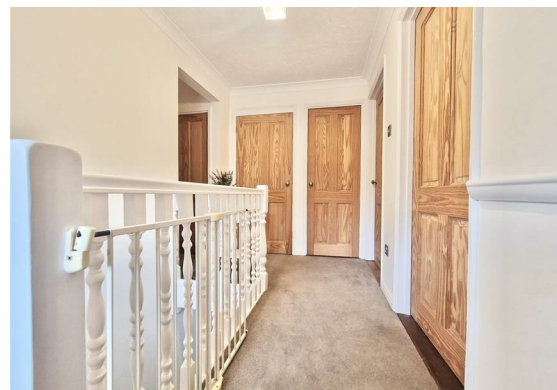
A modern fully fitted kitchen with white gloss wall and base cabinets and wood work surface featuring inset stainless steel sink, integrated fridge freezer, eye level double oven, electric hob with chrome cooker hood, integrated dishwasher and space/plumbing for washing machine. White tiled splashback with grey tiled flooring throughout leading into the dining area.

The extension is 3 years old and comprises the dining area, with slanted roof, inset spotlights, tiled flooring and floor to ceiling French doors with picture windows leading out to the rear garden.

### **Cloakroom**

2'11 x 4'09 (0.89m x 1.45m)

With low level WC and corner hand wash basin, half tiled with wood flooring and further storage space under the stairs.



### **First Floor**

#### **Landing**

L Shaped landing with window and doors leading to:

#### **Master Bedroom**

9'07 x 11'09 (2.92m x 3.58m)

Great sized double bedroom to the front aspect with wood flooring, inset window with plantation shutters and built in wardrobe space. Access to loft hatch.

#### **Bedroom Two**

9'02 x 10'04 (2.79m x 3.15m)

Further double bedroom with inset window and plantation shutters overlooking the front aspect, carpeted and has original plumbing for previous ensuite within the room.





### **Bedroom Three**

7'10 x 9'08 (2.39m x 2.95m)

Third double bedroom located to the rear aspect with inset window and plantation shutters, carpeted and single built-in cupboard.

### **Bedroom Four**

8'05 x x 10'03 (2.57m x x 3.12m)

Fourth small double bedroom located to the rear, carpeted and window overlooking garden.

### **Family Bathroom**

6'04 x 8'03 (1.93m x 2.51m)

A bright three piece suite comprising low level WC, grey vanity with inset hand wash basin, P shaped bath with shower over. Half tiled, laminate flooring and Velux window.

### **Outside**

The rear garden is West facing and is mainly laid to lawn with decked seating area in the middle, further patio area directly behind the lounge, a small area to the rear left corner with slabs and gravel. Bordered with mature shrubs and flowers, panel fence enclosure, gated access to side of property and path leading to side entrance of double garage.

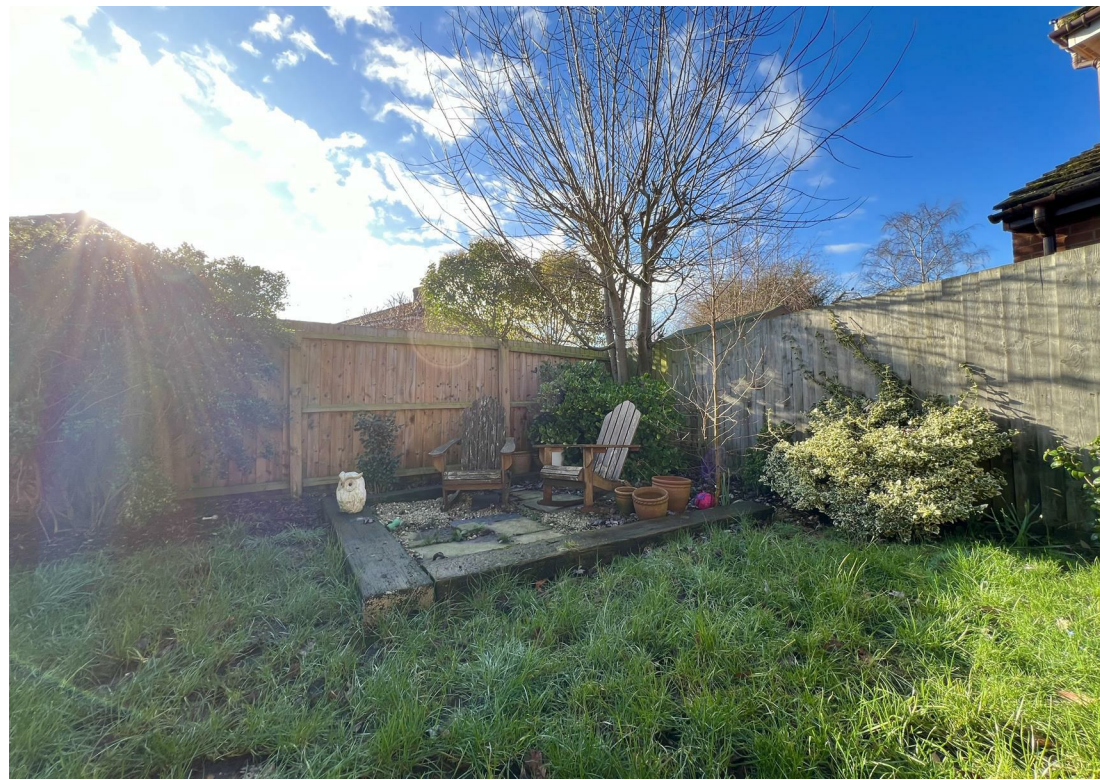
To the front of the property is mainly laid to lawn with a pathway leading to the open porch, to the side is the block paved driveway leading to the double garage set further back.

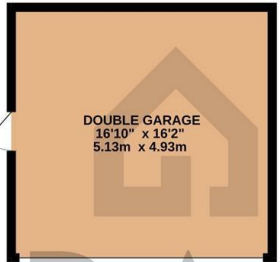
### **Garage**

16'10 x 16'02 (5.13m x 4.93m)

Double garage with up and over doors, power and light connected.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
		66	83
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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