



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



### 28 Coopers Road

Martlesham, Ipswich, IP5 3SJ

**Guide price £299,500**



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## Description

A well presented three bedroomed semi detached house, situated on large gardens extending to a tenth of an acre. The property has recently been upgraded and redecorated, situated on the popular Martlesham Heath development to the East of Ipswich.

## Location

Martlesham Heath is a popular location to the East of Ipswich, the county town of Suffolk. It is easily accessible via the A12 and A14 as well as Suffolk's Heritage Coast, an area of outstanding natural beauty. It is also well suited to enjoy Woodland and Heathland Walks, the village green, close to the local primary school, shops and Martlesham Retail Park. Ipswich is easily accessible and offers a wider range of amenities including the waterfront and marina and a mainline railway station to London's Liverpool Street.

The local area is close to a number of amenities with Purdis and Woodbridge Golf club close at hand, Waldringfield Sailing Club on the River Deben and Felixstowe, all within a short drive.

## Entrance Porch

with lobby and door to Sitting room

## Sitting Room

16'1 x 14'1 (4.90m x 4.29m)

Replacement double glazed window to front, stair flight to the first floor, sealed fireplace with electric point and radiator.

## Kitchen/breakfast Room

16'1 x 10'4 (4.90m x 3.15m)

Replacement double glazed window to rear, Shaker style units incorporating stainless steel sink unit and single drainer with tiled splash back continued along the work tops. Cupboards under sink, adjacent work surfaces with cupboards and drawers under, integrated dishwasher and washer dryer, built in four ring electric hob, with oven under and extractor fan above. Integrated larder fridge and separate freezer, eye level matching units, radiator and double glazed door to rear garden.

## Landing

Built in cupboard, access to loft, housing the gas fired boiler.

## Bedroom One

12'9 x 9'4 (3.89m x 2.84m)

Replacement double glazed window to front and radiator.

### Bedroom Two

11'7 x 9'3 (3.53m x 2.82m)

Replacement double glazed window to rear, fitted wardrobe and radiator.

### Bedroom Three

6'10 x 6'5 (2.08m x 1.96m)

Replacement double glazed window to front and radiator.

### Bathroom

6'4 x 5'8 (1.93m x 1.73m)

Replacement double glazed window to rear, fitted suite with a panelled bath and shower attachment, low level wc, vanity unit with sink unit, partly tiled walls and radiator.

### Outside and Gardens

To the front of the property is a path and adjacent driveway for parking for one vehicle in front of the garage with up and over door and power and light. The rear garden is an excellent size (90') laid to lawn with a variety of shrubs and enclosed by panelled fencing.

### Services

Mains drainage, electricity, gas and water are connected to the property.

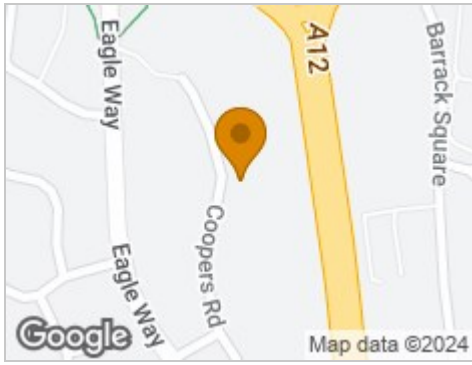
Tenure: Freehold

Council Tax: Band C

EPC Band: C



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

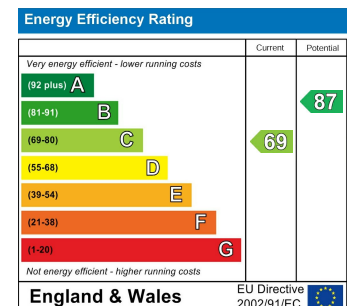


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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