



CharlesWright

PROPERTIES

Selling Properties the Wright Way



7 Valiant Road

Martlesham Heath, Ipswich, IP5 3SR

Guide price £380,000



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Description

A substantial detached house believed to have been extended and now offering superb family accommodation with the potential to improve the layout further whilst in need of complete modernisation and redecoration. The property is situated on a corner plot with parking and garage behind the rear garden. The rear garden is enclosed by mature wide hedging which if reduced would improve the garden size.

Location

The property is situated on this popular development which has easy access to the A12 and A14, as well as local shops and Supermarkets. It is also well suited to enjoy Woodland and Heathland Walks, the village green, as well as the local primary school and local shops. Close by is Martlesham Heath Retail Park with numerous well known brands. Ipswich's town centre is well served some 6 miles west of Martlesham 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 Suffolk heritage coastal all within a short drive.

Reception Hall

12'6 x 4'9 (3.81m x 1.45m)

Stairs to first floor with cupboard under and two radiators.

Cloakroom

5'8 x 2'4 (1.73m x 0.71m)

Low level wc and wall mounted wash basin.

Sitting Room

15'9 x 11'8 (4.80m x 3.56m)

Sealed unit double glazed window to front and double glazed patio doors to rear garden. Fireplace with electric fire and radiator.

Dining Room

15'7 x 12 (4.75m x 3.66m)

Windows to front and rear and two radiators.

Study

7'10 x 7'9 (2.39m x 2.36m)

Window to front and radiator.

Kitchen/breakfast Room

19 x 9'6 (5.79m x 2.90m)

Window to rear and glazed door to rear garden. Oak fronted units incorporating stainless steel sink unit and single drainer with cupboards under, adjacent work surfaces with cupboards and drawers under and plumbing for dishwasher. Further work surfaces with plumbing for washing machine and fridge, built in four ring hob and oven under. Range of eye level units and wall mounted gas fired boiler.

Landing

Access to loft, window to front, built in cupboard and separate airing cupboard and radiator.

Bedroom One

15'9 x 11'8 (4.80m x 3.56m)

Sealed unit double glazed window to rear and side, vanity unit with sink and cupboard under, access to loft and radiator.

Bedroom Two

15'9 x 9 (4.80m x 2.74m)

Windows to front and rear and two radiators

Bedroom Three

13'3 x 9'6 (4.04m x 2.90m)

Windows to front and radiator

Bedroom Four

13'8 x 7'10 (4.17m x 2.39m)

Sealed unit double glazed window to front, built cupboard and radiator

Ensuite Cloakroom

6'2 x 2'6 (1.88m x 0.76m)

Sealed unit double glazed window to side with low level wc and wash hand basin.

Bathroom

9'6 x 8'6 (2.90m x 2.59m)

Sealed unit double glazed window to rear, panelled bath and independent shower unit, fully tiled shower cubicle, low level wc vanity unit with sink unit and cupboard under and radiator.

Outside and Gardens

The property is set back from the road with a front lawn interspersed by conifers. The rear garden is totally enclosed with a patio to the immediate rear of the property leading onto a lawned garden with a central path to the rear parking space and detached garage. The garden is enclosed by panelled fencing and a conifer hedge.

Agents Note

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

Council Tax: Band D

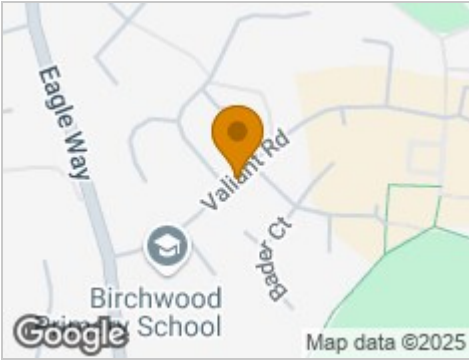
EPC: Band C

Tenure: Freehold

Council: East Suffolk.



Road Map



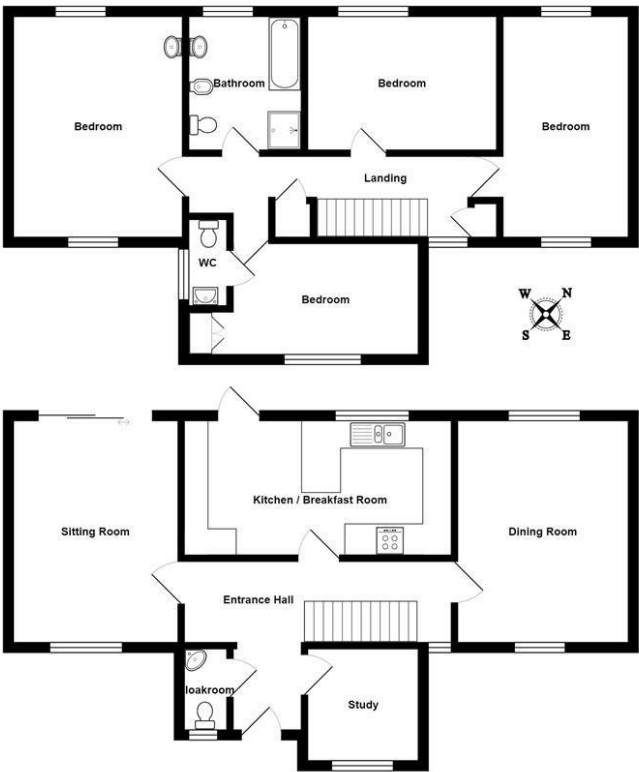
Hybrid Map



Terrain Map



Floor Plan



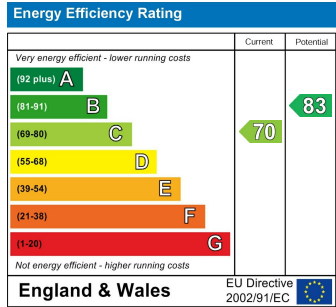
Total Area: 151.5 m² ... 1630 ft²
All measurements are approximate and for display purposes only

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.

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.

Energy Efficiency Graph



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