



Connells

Manor Road
Martlesham Heath Ipswich



Property Description

Located on the sought after Martlesham Heath Development, you will find this extended and improved detached family home benefiting from 3/4 bedrooms, 2/3 reception rooms, ground floor shower room, first floor family bathroom, conservatory, front and rear gardens, garage and off road parking.

The Martlesham Heath area benefits from excellent access to the A 12 and A 14, a doctors, a butchers, post office, public house, primary and secondary schools as well as being closely situated to the Martlesham Retail Park which offers a Tesco Superstore, Next and M&S Food Hall and various other shopping and leisure facilities.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Porch

Accessed via upvc double glazed entrance door, upvc double glazed window to side, tiled flooring, radiator, smooth ceiling and double glazed door giving access to:

Entrance Hall

Radiator, wood effect flooring and stairs rising to the first floor with storage cupboard under and smooth coved ceiling with inset spot lighting and doors giving access to:

Lounge

15' 7" max x 14' 1" into bay (4.75m max x 4.29m into bay)

Upvc double glazed bay window to front, upvc

double glazed window to side, feature fire place with flame effect fire inset, wood effect flooring and smooth ceiling with inset spot lighting.

Dining Room

11' 4" x 9' (3.45m x 2.74m)

Upvc double doors giving access to the conservatory, wood effect flooring, textured and coved ceiling with inset spot lighting and radiator.

Conservatory

10' 10" x 8' 8" (3.30m x 2.64m)

Brick and upvc double glazed Victorian style construction, upvc double glazed double doors giving access to the rear garden, wood effect flooring, wall light point and radiator.

Kitchen

11' 4" x 8' 2" (3.45m x 2.49m)

Upvc double glazed window to rear, space and plumbing for washing machine, space for range style oven with extractor hood over, coved and textured ceiling with inset spot lighting, radiator, 1 1/2 bowl sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, cupboard housing wall mounted boiler, tiled splash backs and access to:

Sitting Room/ Bedroom Four

12' 8" max x 9' 8" max (3.86m max x 2.95m max)

Upvc double glazed door giving access to the rear garden, upvc double glazed window to rear, wood effect flooring, smooth ceiling with inset spotlighting, radiator and access to:

Shower Room

Upvc double glazed window to front, low level w/c, vanity wash hand basin, tiled splash backs, part tiled walls, extractor fan, smooth ceiling with inset spot lighting, fully tiled shower cubicle with independent shower over and heated towel rail.

First Floor Landing

Upvc double glazed window to side, double storage cupboard, further storage cupboard and doors giving access to:

Bedroom One

15' 3" x 8' 9" plus door recess (4.65m x 2.67m plus door recess)

Upvc double glazed window to front, radiator and coved and textured ceiling.

Bedroom Two

11' 4" max x 10' 8" plus door recess (3.45m max x 3.25m plus door recess)

Upvc double glazed window to rear, radiator and coved and textured ceiling.

Bedroom Three

11' max x 8' 9" (3.35m max x 2.67m)

Upvc double glazed window to front, radiator and coved and textured ceiling.

Bathroom

Upvc double glazed window to rear, part tiled walls, low level w/c, pedestal wash hand basin, shaped and panel bath with mixer tap with shower attachment and rainfall shower head, heated towel rail, smooth ceiling with inset spot lighting.

Outside

To the front there is a drive providing off road parking leading to the garage and gated side access to the rear garden. The rear garden has a decked patio area, a vegetable patch with lawned area and outdoor lighting.

Garage

16' 6" x 8' 2" (5.03m x 2.49m)

Has a roller door, power and light and a door giving access to the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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