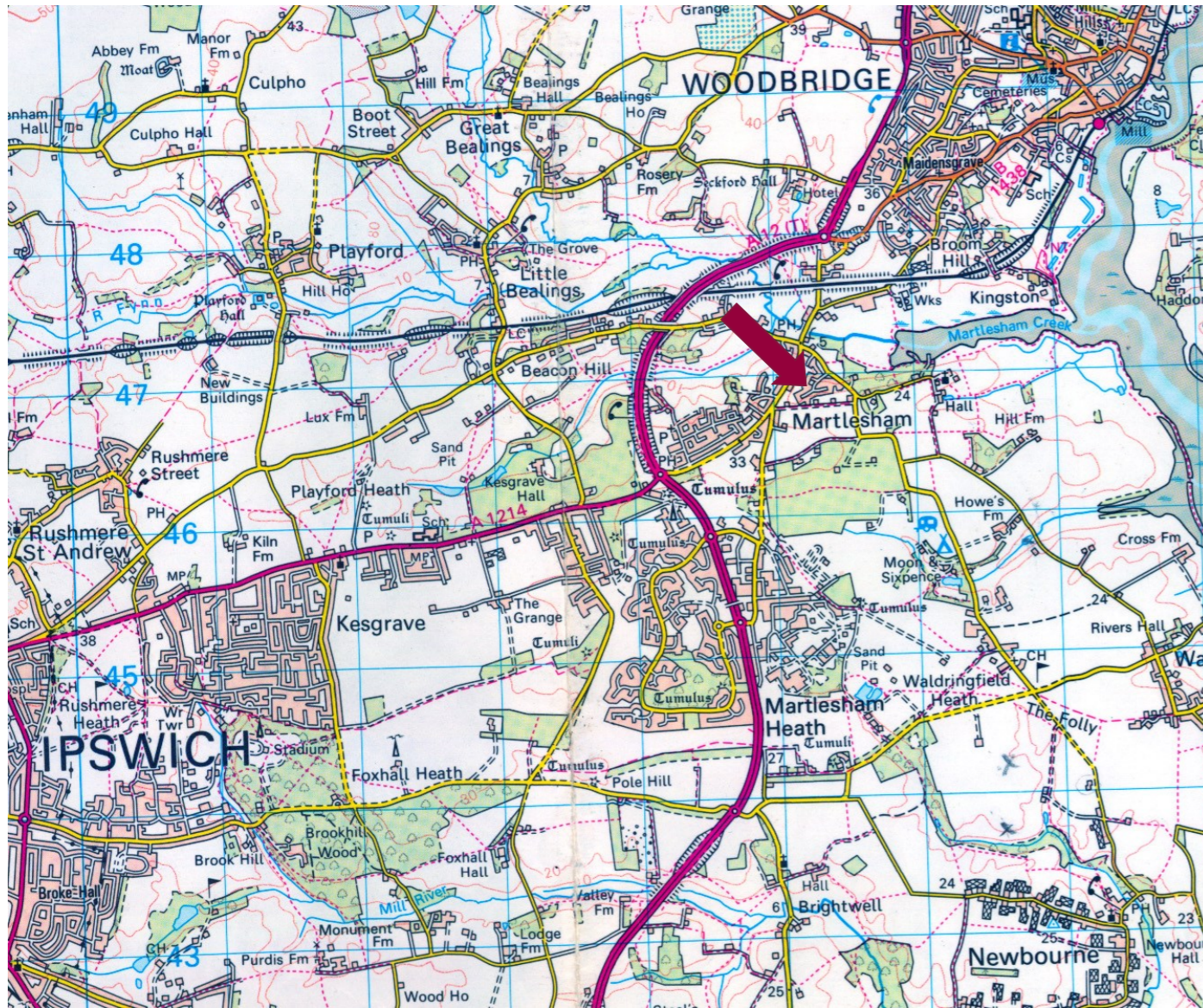


Directions

Proceeding in a northerly direction on the A12 from the Martlesham/Kesgrave area, on the approach to Woodbridge turn right at the first roundabout (B1438). At the next mini roundabout turn right and continue into Old Martlesham. Proceed under the railway bridge and at the crossroads in the centre of the village turn left opposite the Red Lion Public House onto School Lane. Continue along School Lane turning right into Viking Heights. Continue through Viking Heights and the property will be found a short way along on the right hand side.

What3Words location: ///pull.march.momentous



Need to sell or buy furniture?

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A four bedroom family home, forming part of the popular and established Viking Heights area off School Lane in Old Martlesham.

Guide Price
£470,000 Freehold

Ref: P7554/J

12 Viking Heights
Old Martlesham
Woodbridge
Suffolk
IP12 4RT



Entrance lobby, entrance hall, 20' sitting room, 12' dining room/ playroom, 14' kitchen and cloak/shower room.

Four bedrooms and family bathroom.

Garage and block paved driveway.

Established gardens to the front and rear.

Contact Us

Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

NO FORWARD CHAIN

Location

The property forms part of the popular and established Viking Heights area, that is located just off School Lane in the centre of the well regarded village of Old Martlesham. The village is well located for both Martlesham Heath and the historic market town of Woodbridge, and benefits from two public houses, the recently refurbished nearby Red Lion Public House and the Black Tiles, a pretty church, playing field, bowls club, a post office, primary school and a garage. The village is also in close proximity to Martlesham Creek, with a wider footpath network that links with the River Deben and onto Woodbridge and the coastal village of Waldringfield.

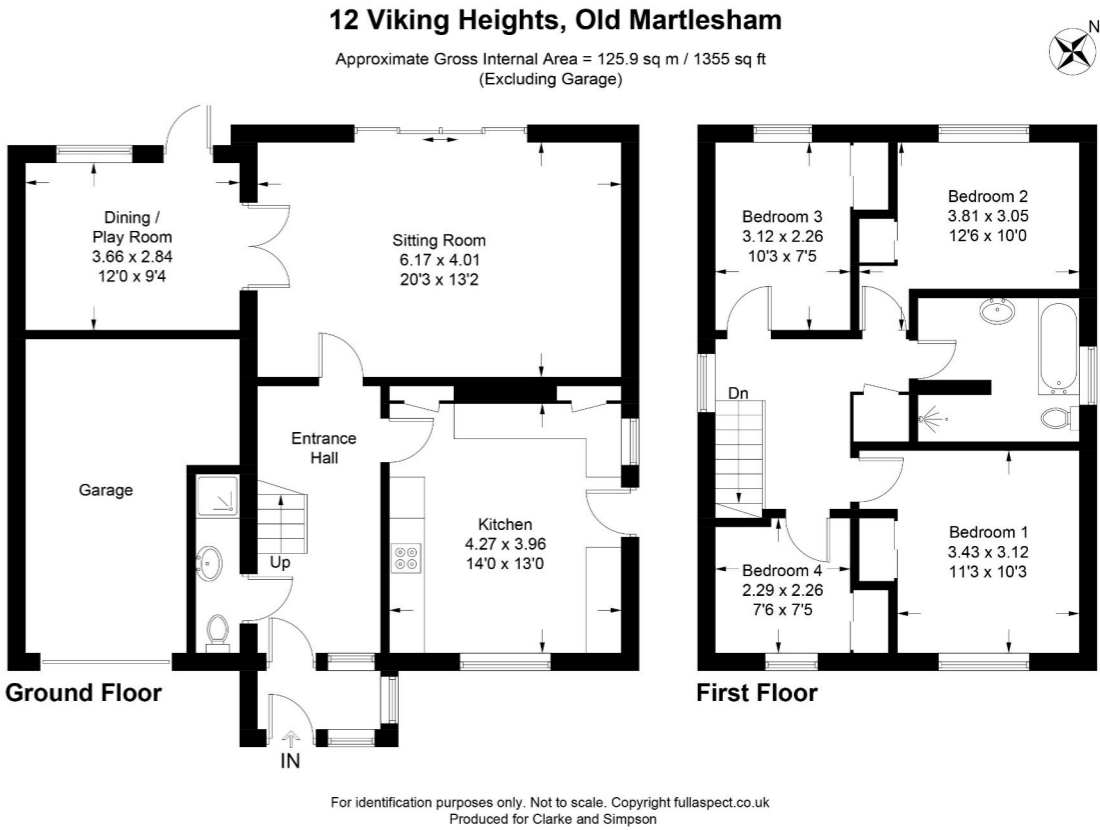
A short distance to the south-west is Martlesham Heath which offers a good choice of shopping facilities, including a Tesco Extra, Marks & Spencer’s food hall and Next outlet. The historic market town of Woodbridge, which is based on the banks of the River Deben, offers a further choice of shopping and recreational facilities, as well as schooling in the state and private sectors. Woodbridge also benefits from rail links to Ipswich, where journey times to London’s Liverpool Street station take just over the hour. The Heritage Coast, with popular destinations such as Aldeburgh, Thorpeness and Southwold, is just half an hour’s drive.

Description

Built during the late 1970s, 12 Viking Heights is a well presented four bedroom family home that forms part of a popular and established residential area in the well regarded village of Old Martlesham.

The accommodation is extremely light, with all of the rooms enjoying large window openings. In all the accommodation extends to approximately 1,355 sq. ft (126 sqm) and comprises an entrance lobby, entrance hall, 20’ sitting room with working (tbc) fireplace, 12’ dining room/playroom, 14’ kitchen and cloak/shower room on the ground floor. On the first floor there is a generous landing area together with four bedrooms and a family bathroom with separate shower enclosure.

Outside there is a large block paved driveway that is sufficiently large enough for the parking of three to four vehicles, together with a garage that is attached to the side of the property. There are also established gardens to the front and rear, with a westerly aspect at the rear that enjoys the sun into the evening.



Viewing Strictly by appointment with the agent.

Services Mains electricity, water, drainage and gas connected. Warm air gas-fired boiler serving the central heating system with an immersion heater providing hot water.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band D; £2,102.92 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers’ and buyers’ identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

March 2025



