



Martlesham Heath, Ipswich,

Guide Price £290,000

- Greatly Improved Modern Semi Detached Family House
- Gas Central Heating & Double Glazing
- Driveway & Parking
- Generous rear garden
- Spacious Fitted Kitchen/Dining Room
- Large Living Room
- Shower Room & Cloakroom
- Close to Amenities
- EPC -

Farriers Close, Martlesham Heath, Ipswich

Ipswich, the historic county town of Suffolk, is one of England's oldest settlements with a rich heritage dating back over 1,400 years. Situated on the River Orwell, the town blends its fascinating past with a vibrant modern lifestyle. At its heart lies a bustling waterfront, transformed in recent years into a lively hub of cafés, restaurants, bars, and marinas, all set against the backdrop of striking converted warehouses and contemporary architecture. The town centre offers excellent shopping, theatres, museums, and galleries, including Christchurch Mansion with its renowned art collections. Green spaces such as Holywells Park and Christchurch Park provide peaceful retreats, while the nearby Suffolk coast and countryside are within easy reach. With strong road and rail links, including a direct line to London Liverpool Street, Ipswich combines convenience, culture, and community, making it an attractive place to live, work, and explore.



Council Tax Band: C



DESCRIPTION

This beautifully presented three-bedroom semi-detached family home has been thoughtfully enhanced by the current owners and is ideally positioned for easy access to the A12 and the vibrant city of Ipswich.

Set back from the road behind a charming picket fence and low-maintenance shingle garden, the property offers excellent kerb appeal. A block-paved driveway provides convenient off-road parking and leads to the attached garage.

On entering, a welcoming lobby gives access to a cloakroom before opening into a spacious sitting room. This light-filled living space enjoys views over the front garden and features a staircase rising to the first floor. To the rear, a generously sized kitchen/dining room offers the perfect hub for family life, fitted with an extensive range of storage units, ample work surfaces, and a breakfast bar with integrated electric hob and oven. Patio doors extend the living space into the rear garden, ideal for entertaining.

Upstairs, the home boasts three well-proportioned bedrooms and a stylish, contemporary shower room.

The rear garden is a delightful retreat, designed with ease of maintenance in mind. A mix of shingle areas, vibrant flowering plants, and mature shrubs create colour and interest, complemented by a screening hedge. A stepping stone path winds its way through the garden from a charming semi-circular, cobbled-edged patio, providing the perfect spot to relax.

LOCATION

Martlesham Heath is a sought-after community on the outskirts of Ipswich, offering an excellent range of local amenities and facilities. At its centre is the Martlesham Heath Retail Park, home to national retailers, supermarkets, and a choice of eateries, ensuring everyday shopping needs are well catered for. The nearby Tesco superstore and Marks & Spencer Food Hall provide further convenience.

The area also benefits from well-regarded primary and secondary schools, healthcare services including a medical centre and pharmacy, and a variety of sports and leisure opportunities. Open green spaces and woodland walks make it ideal for families and those who enjoy the outdoors, while local pubs, cafés, and restaurants offer places to relax and socialise.

With easy access to the A12 and A14, and just a short drive to Ipswich, Martlesham Heath combines excellent facilities with a village-style atmosphere, making it a highly desirable place to live.

OUTGOINGS

Council Tax Band currently C

TENURE

Freehold

OUTGOINGS

Council Tax Band currently C

SERVICES

Mains gas, electricity, wate and drainage

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

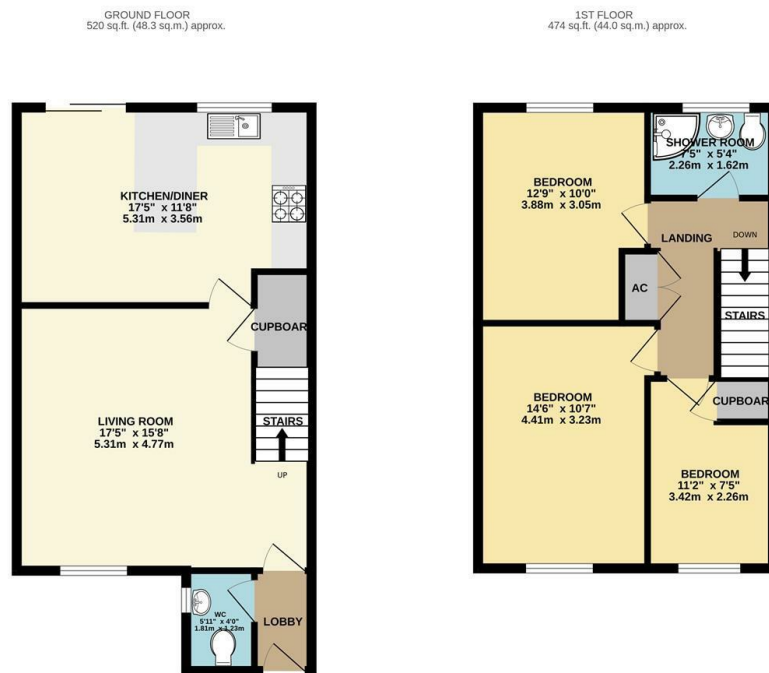
Tel: 01728 633777 Ref: 20974/RDB.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

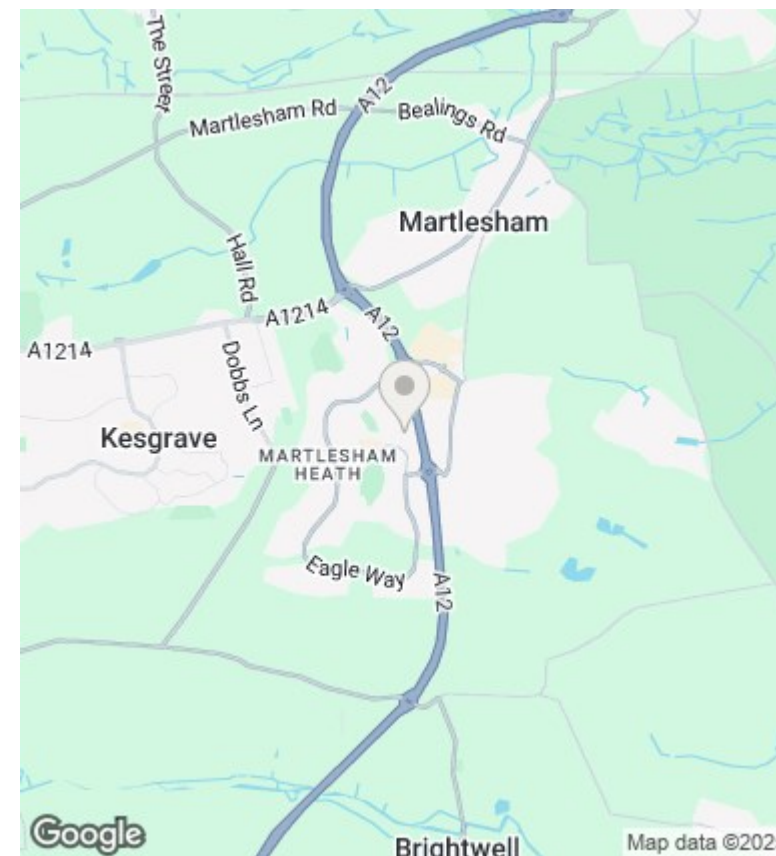






TOTAL FLOOR AREA: 993 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metropix i2025



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com