Charles Wright PROPERTIES

Selling Properties the Wright Way



19 Deben Avenue

Martlesham Heath, Ipswich, IP5 3QP

Guide price £495,000

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Description

A beautifully extended and thoughtfully updated four-bedroom semi-detached family home, ideally located in the popular Martlesham Heath area. The property offers versatile open-plan living alongside a separate cosy sitting room and enjoys a generous garden that backs directly onto woodland with immediate access to walks.

The ground floor has been extended to create a bright, contemporary open-plan kitchen/dining/family space with modern white cabinetry, island, skylights, and bi-fold doors opening onto the garden. LVT flooring and oak internal doors run throughout, giving a cohesive, high-quality finish. There is also a separate lounge with original fireplace, a utility room, and a downstairs cloakroom.

On the first floor are three well-proportioned bedrooms and a family bathroom. The loft conversion provides the primary bedroom suite, complete with fitted wardrobes and a private en-suite, benefiting from the character of sloping ceilings and good natural light.

Location

Martlesham Heath is a well-regarded residential area between Ipswich and Woodbridge, with easy access to local amenities, Gorseland Primary School, kesgrave High School, the Control Tower, heathland walks, and cycle routes. The A12 and A14 are close by, as is Adastral Park, making the location practical for both family living and commuting.

Entrance hall

Double glazed door to front, Starflight to first floor with bespoke fitted storage below, radiator, LVT flooring, oak doors to accommodation.

Sitting room

13'04 x 12'10 into bay (4.06m x 3.91m into bay)

Double glazed bay window to front with shutters, radiator, open fireplace and LVT flooring.

Kitchen/breakfast room

26'04 x 10'01 plus 9'08 x 8'02 (8.03m x 3.07m plus 2.95m x 2.49m)

Double glazed window to rear, bi-folding doors to rear, matching white eye level and base units with corian worktops above and breakfast bar, space for a fridge/freezer, integrated appliances include a double oven, induction hob, microwave and dishwasher. There are velux windows, two radiators, LVT flooring and opening onto the family room.

Family room

12'08 x 10'07 (3.86m x 3.23m)

Bespoke fitted storage, radiator and LVT flooring.

Utility room

6'02 x 4'07 (1.88m x 1.40m)

Double glazed door to side, white kitchen units with Corian worktops above, stainless steel sink, laundry cupboard, LVT flooring and door to garage.

Cloakroom

6'07 x 2'11 (2.01m x 0.89m)

Double glazed window to side, low level wc, wash basin, heated towel rail and LVT flooring.

Landing

Doors to first floor accommodation and carpet flooring.

Bedroom two

13'04 x 11'07 (4.06m x 3.53m)

Double glazed bay window to front with shutters, radiator and carpet flooring.

Bedroom three
11'07 x 11'05 (3.53m x 3.48m)
Double glazed window to rear with shutters, radiator and carpet flooring.

Bedroom four (currently used as study)
7'11 x 7'03 (2.41m x 2.21m)
Double glazed window to front with shutters, radiator and LVT flooring.

Bathroom
8'04 x 7'01 (2.54m x 2.16m)
Double glazed window to rear, panelled bath with shower over, low level wc, vanity wash basin, heated towel rail and vinyl flooring.

Second floor

Bedroom one
15'08 x 11'11 (4.78m x 3.63m)
Double glazed window to rear with shutters and velux to front, bespoke fitted wardobes into the eaves, radiator and carpet flooring.

Ensuite
8'06 x 4'06 (2.59m x 1.37m)
Double glazed window to rear, walk in shower cubicle, low level wc, wall mounted wash basin, heated towel rail and tiled flooring.

Outside and gardens
A particularly attractive and generously proportioned rear garden that offers excellent privacy and multiple outdoor living spaces.
The garden is largely laid to a long, well-kept lawn, bordered on one side by fencing and on the other by a tall, dense hedge, with mature trees and established planting creating a secluded, green outlook. A large patio area sits immediately outside the house proving a practical outdoor dining space.
A further highlight is the substantial timber summerhouse/garden cabin, complete with its own decked seating area and French doors. This versatile structure would suit use as a home office, studio, or additional entertaining space.

Summer house 14'02 x 9'01
Attached shed 9'00 x 4'04

Services
We understand mains electric, gas, water and drainage are connect to the property.

Tenure: Freehold
EPC rating: C
Council tax band: D

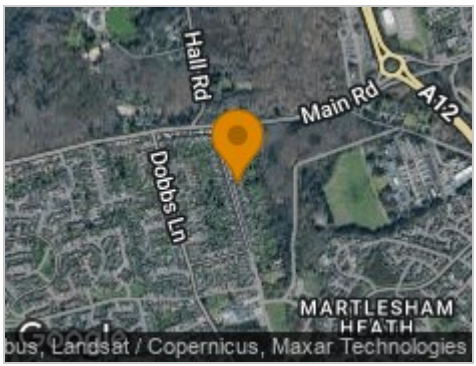





Road Map



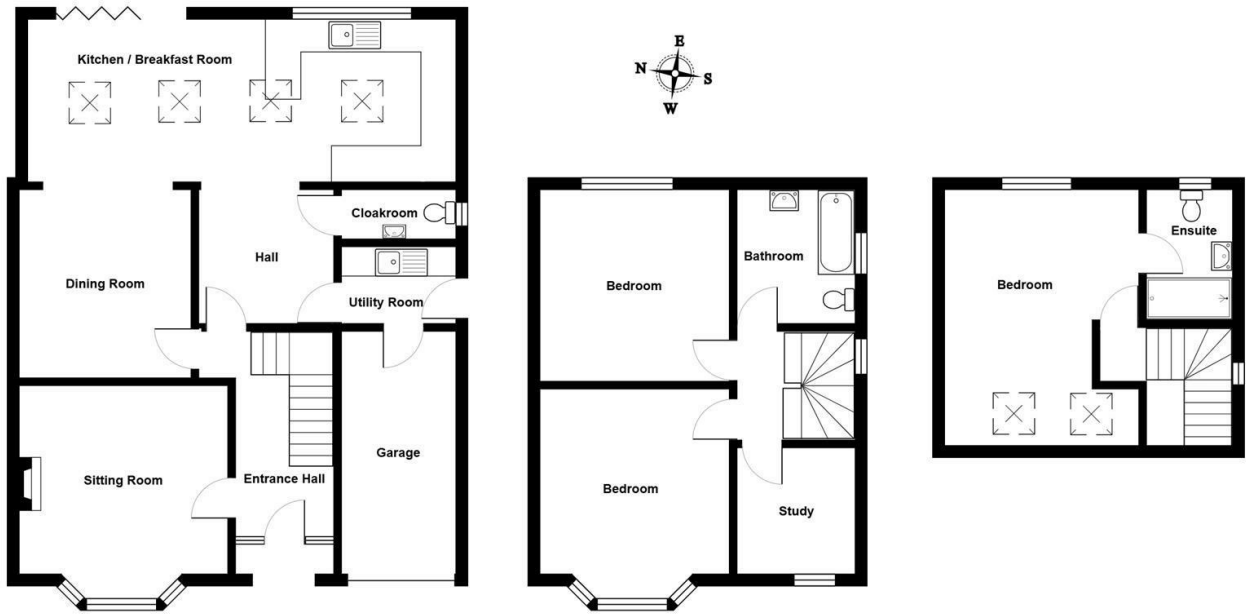
Hybrid Map



Terrain Map



Floor Plan



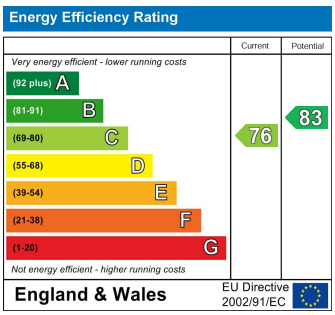
Total Area: 155.4 m² ... 1673 ft²

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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