



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

THE GROVE, MARTLESHAM HEATH, IP5 3UZ

TENURE : FREEHOLD

GUIDE PRICE £475,000

- Link Detached Home
- Flexible & Spacious
- Beautifully Presented
- Three Bedrooms
- Bathroom & Shower Room
- Garage & Driveway

THE ACCOMMODATION



Entrance Porch & Hallway

A welcoming hall with stairs to the first floor and doors to...

Shower Room

Fitted with a WC, wash basin and shower enclosure.

Snug 3.97m x 3.75m (13' x 12' 4")

A beautifully appointed, cosy room with open fire and open to the...



Living Room 5.09m x 4.78m (16' 8" x 15' 8")

A spacious reception room with dual aspect windows, and a door back to the hallway.

Kitchen 3.95m x 3.07m (13' x 10' 1")

Fitted with an extensive range of wall and base cabinets, with work surfaces over, cooking range with cooker hood over, inset sink/drain unit, door to the Home Office and open to the...

Dining Area 3.57m x 3.55m (11' 9" x 11' 8")

With bi-fold glazed doors to the garden, a door to the Study and to the...

Utility Room 1.48m x 1.45m (4' 10" x 4' 9")

With door to the rear garden, and fitted cupboard housing the plumbing for the washing machine, and a door to the...

Integral Garage 5.15m x 2.20m (16' 11" x 7' 3")

Which has an up-and-over door, power and light connected.



Study 3.67m x 2.64m (12' x 8' 8")

With window to rear aspect.

Home Office/Bedroom Four 3.00m x 2.94m (9' 10" x 9' 8")

With window to side aspect.

Landing

With doors to...

Bedroom One 3.76m x 3.13m (12' 4" x 10' 3")

With fitted wardrobes and window to front aspect.

Bedroom Two 3.83m x 3.17m (12' 7" x 10' 5")

With window to rear aspect.

Bedroom Three 3.15m x 3.09m (10' 4" x 10' 2")

With window to rear aspect.

Bathroom

Fitted with a WC, wash basin and space-saving shower bath, with built-in cupboard housing the hot water tank.

Outside

To the front of the property is a generous block-paved driveway providing parking for up to five cars and access to the garage which has a remote controlled electric roller door. The rear garden is mainly decked with two patio areas with pergolas, providing covered seating area, and beautifully stocked beds with fencing to the boundary.

THE PROPERTY & LOCATION

A beautifully presented link detached home situated within a cul-de-sac on the popular Martlesham Heath development. The spacious and flexible accommodation comprises an entrance porch and hallway, open plan kitchen/diner, snug and living room, a study, home office, utility room, three double bedrooms, a bathroom and a shower room. There's a garage with a driveway, double-glazed windows, and gas central heating supplemented with solar water heating.

Martlesham Heath is situated on the outskirts of Ipswich, just to the south of Woodbridge. The area was developed in the 1980s and has become an extremely sought after location for its greenery, amenities and accessibility. The A12/A14 trunk road is nearby and there's plenty of amenities within easy distance including a primary school, a bakery, a pub, and a range of other shops nearby including a Tesco Extra and Aldi.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU

T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK

CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES

REGISTERED NUMBER: 9421778

REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given