



Lugano Avenue, Martlesham Heath Ipswich IP5 3RR

welcome to

Lugano Avenue, Martlesham Heath Ipswich

****MARTLESHAM LOCATION **KITCHEN/DINER **19ft LOUNGE **TWO BEDROOMS **DRESSING ROOM **ENSUITE **SOME FULL HEIGHT WINDOWS
**VAULTED CEILINGS **INNER HALLWAY **GARAGE **OFF ROAD PARKING ** FULL GAS CENTRAL HEATING THROUGHOUT ** OPPOSITE QUIET
COMMUNAL GREEN **NO ONWARD CHAIN **VIEWINGS RECOMMENDED**



Entrance Door Into- Kitchen/Diner

19' 2" x 10' 9" (5.84m x 3.28m)

**Double glazed doors to front and rear

**Sink unit with mixer tap over and adjoining work surface

**Under cupboards & drawers and matching base units

**Built in electric oven & hob, with extractor hood over

**New Integral dishwasher & existing fridge/freezer to remain

**Space for washing machine

**Walkthrough opening into-

Sitting Room

19' x 11' 6" (5.79m x 3.51m)

**Vaulted ceiling

**Two full height glazed windows to the side

**Double glazed window to the front

**Featured fire place

Bedroom Two

9' 5" x 9' 2" (2.87m x 2.79m)

**Double glazed window to the rear

**Built in storage

Bedroom One

10' 7" Max x 9' 6" (3.23m Max x 2.90m)

**Double glazed window to the front

**Opening through to-

Dressing Area

**Shelving and hanging space

En-Suite

**Shower cubical

**low level W/C

**Wash hand basin

**Bidet

**Obscured double glazed window to the rear

Cloakroom

**Low level W/C

**Wash hand basin

**Built in airing cupboard with radiator

**Obscured double glazed window to the front

Outside

Front Garden

**Shingled with steps up to double doors

**Paved driveway to the side leading to-

Detached Garage

**Up and over door

**Power and light

Rear Garden

**Enclosed by wooden fencing

**Mainly laid to lawn

**Flowers and shrubs



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Lugano Avenue, Martlesham Heath Ipswich

- FALCON PARK
- CLOSE TO LARGE RETAIL SHOPS
- LOCAL BUS ROUTES
- LARGE LOUNGE
- KITCHEN/DINER

Tenure: EPC Rating: Exempt
Council Tax Band: A

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
IPW103928 - 0004

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