



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

NIGHTINGALE WAY, MARTLESHAM, IP12 4UJ

TENURE : FREEHOLD

GUIDE PRICE £400,000

- Detached House
- En-Suite & Wet Room
- Garage & Parking
- Three Bedrooms
- Kitchen/Diner
- Set Away From The Road

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, understairs storage, and doors to...

Cloakroom

Fitted with a WC and wash basin.

Living Room 4.75m x 3.45m (15' 7" x 11' 4")

Double doors to rear and window to front aspect.

Kitchen/Diner 4.74m x 2.83m (15' 7" x 9' 3")

Fitted with a range of wall and base units with work surfaces over, integrated fridge/freezer, electric oven and gas hob with cooker hood above. Window to front aspect and glazed double doors overlooking and giving access to the rear garden.

First Floor Landing

With storage cupboard and doors to...



Bedroom One & En-Suite 2.82m x 2.76m (9' 3" x 9' 1")

(Bedroom measurement only) A double bedroom with built-in wardrobe and En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

Bedroom Two 3.43m x 2.50m (11' 3" x 8' 2")

With window to rear aspect.

Bedroom Three 3.46m x 2.15m (11' 4" x 7' 1")

With window to rear aspect.

Wet Room

Fitted with a shower, wash basin and hi-tech water-jet WC, and window to front.

Outside

The property has a small front garden with pathway to the front door and a garage to the side with up-and-over door. There's a further parking space and gated access to the rear garden, which has a decking area, lawn and planting beds.

THE PROPERTY & LOCATION

A modern, well-presented detached home situated in a tucked away location within the popular village of Martlesham. The property comprises an entrance hall, cloakroom, living room, kitchen/diner, three bedrooms, an en-suite shower room and a wet room. There's a garage and further parking space, enclosed rear garden, gas central heating and double-glazed windows.

Situated between Ipswich and Woodbridge is the popular village of Old Martlesham, within walking distance of amenities and only a few minutes from the A12/A14 and close to the riverside town of Woodbridge with the picturesque river, swimming pool, theatre and several restaurants and boutique shops that it has to offer.



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.



CORNERSTONE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Nightingale Way, Martlesham, IP12 4UJ

Council Tax Banding : C

Service Charge: 140 pa

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



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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