



Stable Court, Ipswich, Suffolk
£375,000

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CHAIN FREE: A truly individual linked-attached extended bungalow. Tucked away in a quiet cul de sac location in the sought after area of Martlesham Heath.

- **CHAIN FREE**
- **EXTENDED ACCOMMODATION**
- **TWO DOUBLE BEDROOMS**
- **DINING ROOM/GARDEN ROOM**
- **FITTED KITCHEN**
- **LINKED ATTACHED**
- **EN-SUITE**
- **UTILITY ROOM**
- **GARAGE**
- **BLOCK PAVED DRIVEWAY**

LOCATION:

Stable Court is a short distance from local amenities, including a doctors surgery, dentist, pharmacy, bakery and convenience store.

Larger stores such as Tesco Supermarket, Boots, Pets At Home, Marks and Spencer, Next and Home Bargains are a short drive away at the major Retail Park.

The popular Town of Woodbridge is a short drive away and provides scenic walks along the river. The Coastal Town of Felixstowe is easily accessible via the A12.

Birchwood Primary School is half a mile away and Kesgrave High School is two miles from the property.





PROPERTY:

CHAIN FREE: A fantastic opportunity to acquire this unique two double bedroomed bungalow close to shops and retail park at Martlesham. This well planned residence has been extended off the kitchen area allowing for a sizeable dining/garden room whilst a utility room has been incorporated to help with those everyday needs. The accommodation is set out over one level and comprises:- Entrance hall/lobby, living room (with French doors to garden), fitted kitchen, dining/garden room, utility room, inner hallway, bedroom one with en-suite, bedroom two and four piece bathroom suite. Outside the bungalow is approached by a block paved driveway with access to the garage. There is access to the side continuing to the rear garden which is enclosed with a summer house.

Council Tax Band D:
East Suffolk Council

ENTRANCE LOBBY:

6'0 x 3'10 (1.83m x 1.17m)

Tiled floor, radiator, with access to bedrooms one & two and lounge area.





LIVING ROOM:

17'0 x 12'5 (5.18m x 3.78m)

Open plan lounge area, freely flowing to kitchen and dining/garden room. Tiled floor, radiator, and inset log burner. Double glazed window to side elevation, two double glazed windows and double glazed french-doors leading to the garden. Open to:-

KITCHEN:

10'3 x 8'7 (3.12m x 2.62m)

A range of solid wood floor standing and wall mounted cupboards, drawers and units with adjacent work tops. One and a quarter bowl inset sink unit with cupboards under and space for dishwasher. Integrated fridge freezer, tall standing larder cupboard, stainless steel filter hood with space for range cooker under, tall standing cupboard with concealed Baxi wall mounted boiler. Modern wall radiator, tiled floor and open to :-

GARDEN ROOM/DINING ROOM:

14'10 x 12'8 (4.52m x 3.86m)

An impressive garden/dining room with vaulted ceiling with a large double glazed Velux style window to one elevation. Double glazed window to the front- side elevation, and full height double glazed picture windows and French doors leading to a small patio area. Modern radiator and tiled floor. Access to utility

UTILITY ROOM:

11'7 x 3'7 (3.53m x 1.09m)

A range of gloss white floor to ceiling storage cupboards, space for washing machine and tiled flooring.

INNER HALLWAY:

Tiled floor. leading to bedrooms and lounge area.



BEDROOM 1:

15'9 x 9'9 (4.80m x 2.97m)

Spacious master-suite, comprising of two radiators, double glazed window to front elevation and double glazed french-doors to garden. Tiled floor: door to en-suite.

EN-SUITE:

Low level WC, corner wash hand basin, shower tray with shower unit, heated towel rail, extractor fan, fully tiled walls and tiled floor

BEDROOM 2:

11'10 x 9'9 (3.61m x 2.97m)

Generous sized second bedroom with a large double glazed window to rear elevation, radiator and tiled floor.

BATHROOM:

10'1 x 6'8 (3.07m x 2.03m)

Large family bathroom, comprises low level WC, panelled bath with mixer tap shower, pedestal wash hand basin, bidet, corner shower with curved screen doors, and shower unit. tiled floor and drop light switch. Access to loft space, two double glazed windows to front elevation, extractor fan, and radiator.

FRONT GARDEN:

Laid mainly to block paving with side gate and access to garage.

SIDE GARDEN:

Paving, log store, access to garden

REAR GARDEN:

Block paved patio area and pathways, laid mainly to lawn, timber summer house, timber shed and access via double wooden doors to garage.

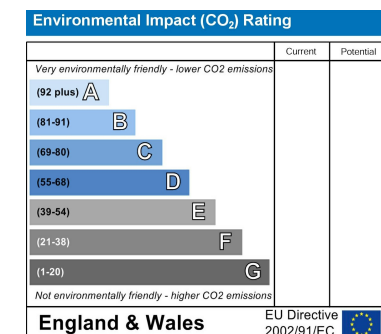
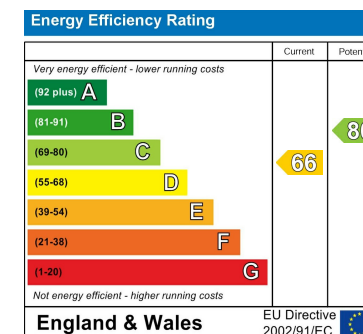
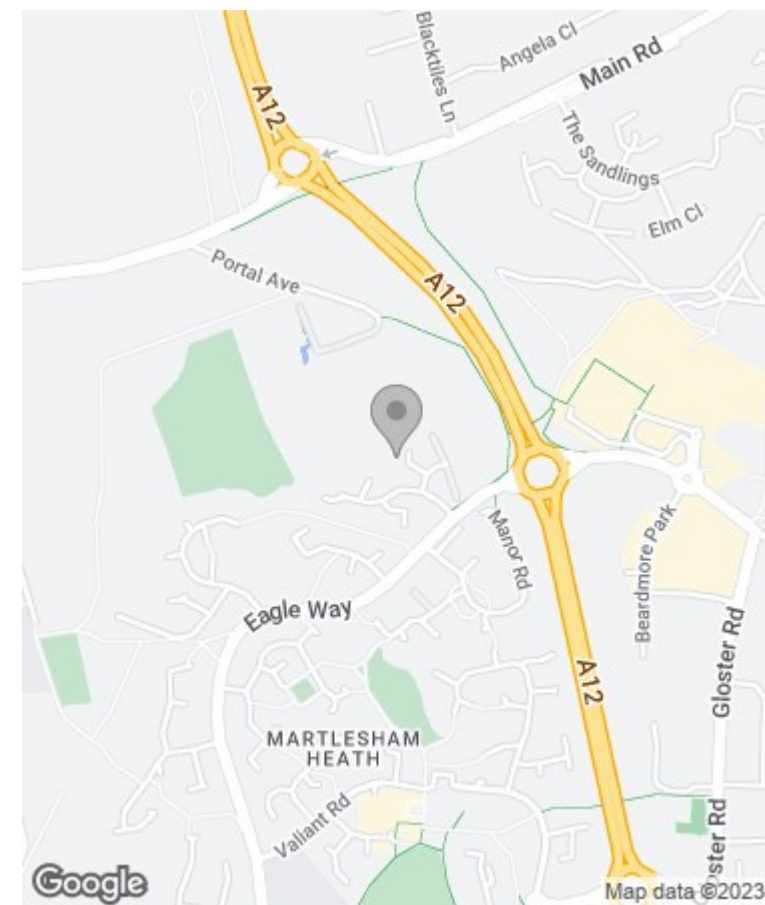
GARAGE:

17'11 x 8'9 (5.46m x 2.67m)

Up and over door, eaves storage, power and light connected and double wooden doors to garden.







Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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