



GRACE  
*Estate Agents*

Carlford Close, Martlesham Heath,  
£260,000





**GUIDE PRICE: £260,000 TO £270,000;** A great opportunity to acquire this modern two bedroom terrace house located in the desirable location in Martlesham Heath overlooking an open green space. Offering accommodation ideal for young families, couples or individuals looking for peaceful surroundings and community spirit, the property is located close to locals amenities, nestled between Ipswich and Woodbridge. The property includes sitting/dining room, kitchen, wet room, private rear garden and single garage.

### Description

**GUIDE PRICE: £260,000 TO £270,000;** A great opportunity to acquire this modern two bedroom semi-detached house located in the desirable location in Martlesham Heath overlooking an open green space. Offering accommodation ideal for young families, couples or individuals looking for peaceful surroundings and community spirit, the property is located close to locals amenities, nestled between Ipswich and Woodbridge. The property includes sitting/dining room, kitchen, wet room, private rear garden and single garage.

### Location

Martlesham Heath is a highly sought after location with good reason. Carlford Close offers access onto the A12 within a few minutes walk to a Tesco superstore, Next Home, M&S Food Hall Boots and a very good selection of other outlets at Martlesham Heath.

Furthermore the village square with its own shops, McColls, fish and chip shop, doctors surgery, bakery, pharmacy and pub are all on your doorstep.

The popular schools of Kesgrave High School, Birchwood, Gorseland and Martlesham Primary schools.

### Entrance Hall

Front door with side window. Stairs to first floor. Doors off to:







### Kitchen

9'6" x 7'11" (2.90 x 2.42)

Double glazed window over looking front aspect with views over the open green space .

Range of matching base and wall units with worktops over. Inset sink, space for a fridge/freezer, dishwasher and space and plumbing for a washing machine.

### Sitting Room/Dining Room

15'8" x 13'3" (4.79 x 4.05)

Double glazed window to rear garden, radiator, under stairs storage cupboard, door to:

### Lobby

5'10" x 3'3" (1.78 x 1)

Double glazed window to rear aspect and door to side aspect, leading to the rear garden

### First Floor Landing

Double glazed window to rear aspect overlooking the garden, doors leading to both bedrooms and wet room.

### Bedroom One

12'1" x 9'6" (3.70 x 2.92)

Double glazed window to rear of property overlooking the garden, fitted sliding door wardrobes.

### Bedroom Two

9'1" x 8'7" (2.78 x 2.62)

Double glazed window to front aspect which overlooks the open green space.

### Wet Room

207 x 177 (63.09m x 53.95m)

Window to front aspect, free standing shower, low level WC and hand wash basin.

### Outside

The front of the property overlook open green space, with pedestrian footpath to gate. Paved pathway to front door, with side lawns. Timber fence boundary. Gate providing access to the rear the garden which is predominantly laid to paving slabs for low maintenance with mature side borders. Enclosed water feature. Single GARAGE en bloc adjacent to the rear of the rear of the garden.

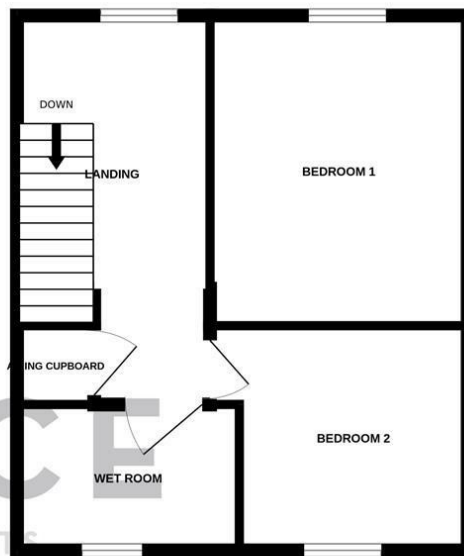




GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



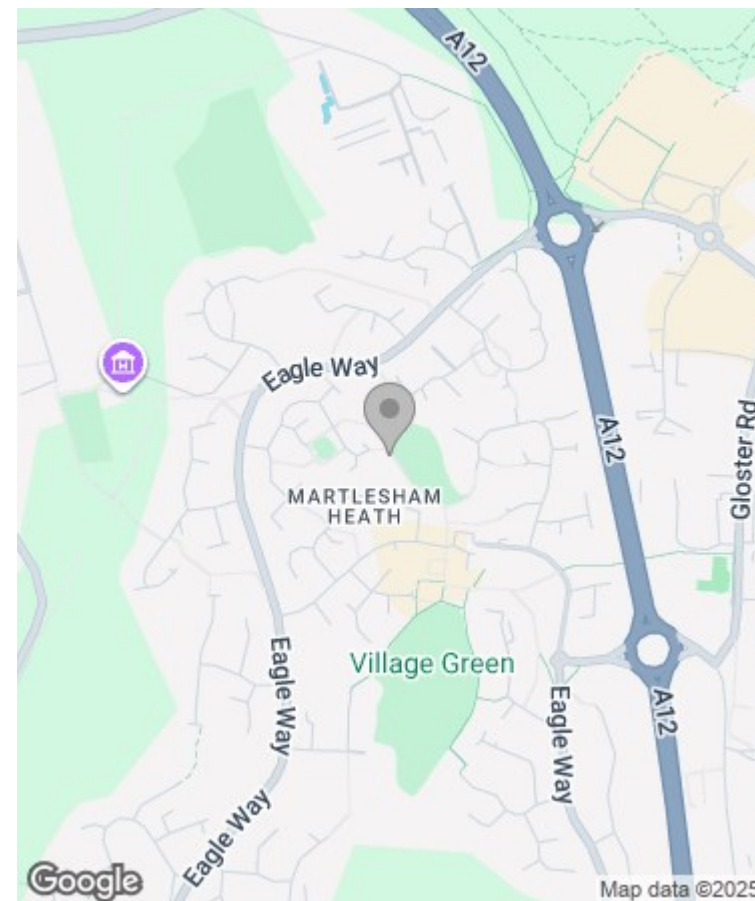
TOTAL FLOOR AREA : 934 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	