



Lark Rise, Martlesham Heath, Ipswich, IP5 3SA

welcome to

Lark Rise, Martlesham Heath, Ipswich

Beautifully presented, three bedroom, semi-detached home with a stunning top floor master suite, an open plan kitchen/diner, a conservatory, a garage and parking, all within walking distance of Martlesham Square.

Agents Notes:

*We understand from the current vendors that the cloakroom on the 2nd floor was created by them and no building regs were actioned. Further clarification can be sought by the buyers legal representative.

*There is an annual charge payable to Martlesham Heath Householders Ltd (MHHL), this year it is £55. This is a mandatory fee for all householders on Martlesham Heath, whose properties fall under MHHL land ownership, with payment being due on the 1st of October every year.

Entrance Hall

Carpet flooring, radiator, an understairs storage area, additional storage cupboard, inset spotlights and stairs to the first floor.

Kitchen/Diner

A spacious, open plan family room with double glazed window to the rear and a door leading to the conservatory. The kitchen is fitted with a range of high-gloss white eye and base level units with black stone effect worktop surfaces and contrasting splashbacks, radiator, spotlights, a cooker to remain, an integrated freezer and dishwasher, space for a fridge/freezer and washing machine. The dining area offers ample space for a family dining table and chairs.

Lounge

Double glazed window to the front, overlooking the village green, carpet flooring, radiator, TV point and a feature fireplace with stone hearth.

Conservatory

Double glazed windows to the side and rear, doors opening onto the garden, tiled effect flooring, radiator, an internal window and a door connecting back to the kitchen.

First Floor Landing

Carpet flooring, airing cupboard, spotlights and double glazed window to the side.

Bedroom Two

Two double glazed windows to the front, with attractive views across the village green, carpet flooring and two radiators.

Bedroom Three

Double glazed window to the rear, bamboo flooring, radiator, spotlights and a built-in wardrobe.

Cloakroom

Double glazed window to the rear, tiled-effect flooring, low level WC, partly clad walls and radiator.

Shower Room

Low level WC, vanity wash hand basin, a shower with glass enclosure, waterfall shower and additional shower attachment, Herringbone-effect vinyl/lino flooring, partially tiled walls, chrome heated towel rail and double-glazed window to the rear.

Second Floor

Master Bedroom Suite

An exceptional principal bedroom occupying the entire second floor. The room benefits from three Velux balcony windows opening out to Juliet-style balconies, views across the village green, fitted blackout blinds, two additional Velux windows to the rear, carpet flooring, two radiators, eaves storage cupboards, loft access, downlighting and a door to the private cloakroom.

Cloakroom

Enclosed WC, vanity wash hand basin, grey wood effect flooring, black heated towel rail, eaves storage cupboards and downlights.

Outside:

Front Garden

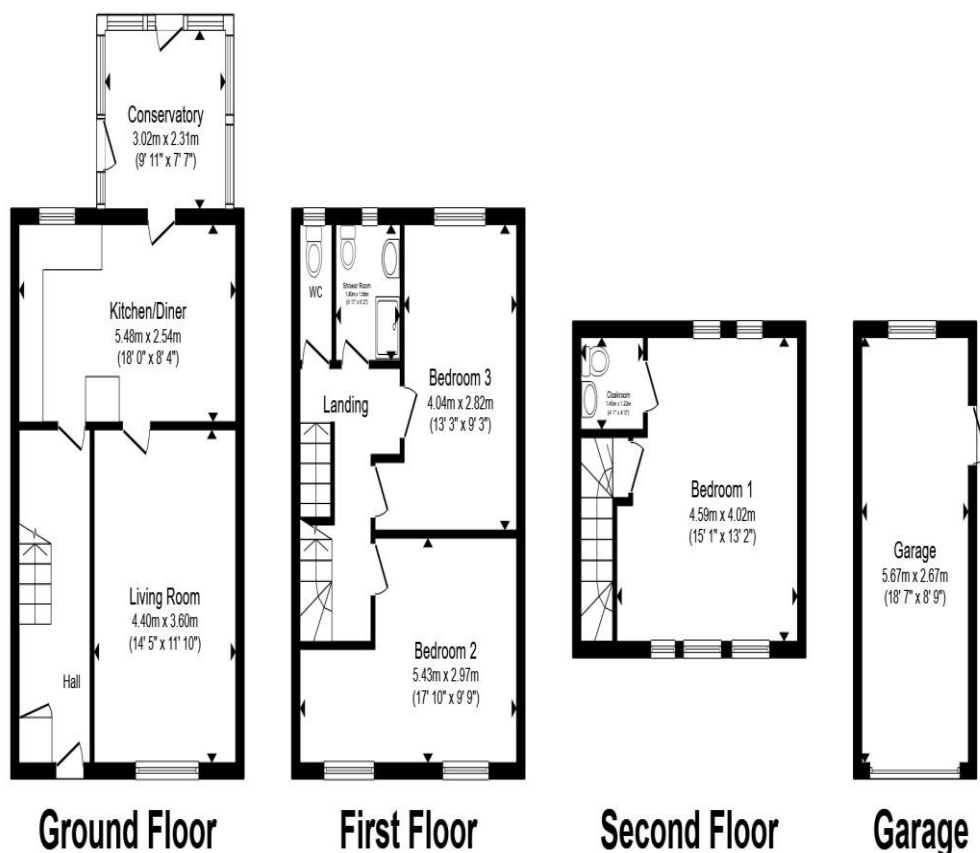
Predominantly decorative stones, with a pathway to the front door, hedging and a tree. The property enjoys an attractive outlook across the village green.

Garage & Parking

Single garage with an up and over door, power and lighting, storage in the rafters, fitted work surfaces and cupboards. Driveway parking is located directly in front of the garage at the rear of the property.

Rear Garden

A beautifully maintained and landscaped rear garden with a large patio seating area, a lawned area, a wildlife pond, raised flower beds, established hedging, an outside tap, rear and side access and a pathway to the rear gate, providing access to the garage and parking area.



Total floor area 121.8 m² (1,311 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Lark Rise,

Martlesham Heath, Ipswich

- Three large double bedrooms
- Stunning second floor master bedroom suite
- Conservatory & open plan kitchen/dining room
- Velux balcony windows with village green views
- Brand new boiler installed in June 2026

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£335,000



view this property online [williamhbrown.co.uk/Property/IPW104085](https://www.williamhbrown.co.uk/Property/IPW104085)



Property Ref:
IPW104085 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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