



Minors & Brady  
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FOR SALE  
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24a Lancaster Drive, Martlesham Heath

Ipswich



Minors & Brady

## 24a Lancaster Drive

Martlesham Heath, Ipswich

Not often found, this beautifully presented ground-floor apartment offers a rare combination of modern style and practical living. Bathed in natural light, the spacious lounge creates a welcoming, airy space perfect for relaxing or entertaining. The contemporary kitchen boasts integrated appliances and clever storage, making daily life effortless. Both double bedrooms are generously sized with pleasant views, complemented by a stylish bathroom and separate WC. Outside, the private rear garden with patio and raised decking provides an inviting space for leisure or social gatherings. Complete with a personal garage and direct garden access, this home offers convenience and understated elegance.

- Rarely available ground-floor apartment with direct garden access
- Spacious lounge filled with natural light, ideal for relaxing or entertaining
- Modern kitchen with integrated appliances and ample storage
- Two double bedrooms with pleasant views to the front
- Contemporary bathroom with bath, power shower, and stylish vanity
- Separate WC for added convenience
- Private rear garden with patio, raised decking, and low-maintenance artificial grass
- Personal garage with direct rear access from the garden
- Double-glazed doors and windows ensuring comfort and energy efficiency
- Meticulously updated interiors combining style and practicality throughout





M&B

# 24a Lancaster Drive

Martlesham Heath, Ipswich

## The Location

Martlesham Heath is a highly desirable area on the eastern outskirts of Ipswich, offering excellent access to the charming market town of Woodbridge. Woodbridge is known for its variety of boutique shops, independent coffee houses, traditional pubs, and a wide range of restaurants, making it an attractive destination for both residents and visitors.

The surrounding area provides convenient access to popular retail parks and supermarkets, including Tesco, M&S Food Hall, and Next, ensuring that daily shopping needs are easily met.

For commuters, the location is particularly advantageous. The A12 and A14 are both within easy reach, providing straightforward road links to nearby towns and cities. Additionally, rail connections are available from Woodbridge, Ipswich, and Manningtree stations, offering convenient travel options for those working further afield.

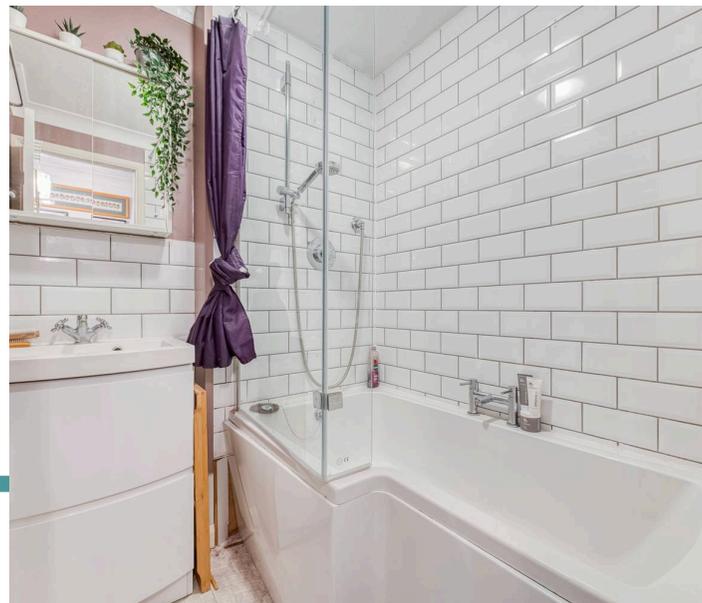
The combination of local amenities, transport links, and proximity to both Ipswich and Woodbridge makes Martlesham Heath an attractive place to live for families, professionals, and anyone seeking a balance between village charm and accessibility.

## Agents Note

This property is being sold as a leasehold with a term of 999 years, commencing on 25th March 1983.

Ground Rent: £315 per quarter/£1260 paid altogether.

Maintenance: £35 paid annually.



M&B

# 24a Lancaster Drive

Martlesham Heath, Ipswich

## Lancaster Drive, Martlesham Heath

A rarely available and beautifully presented two double bedroom ground floor apartment, offering both comfort and style. This property stands out with its private rear garden accessible directly from the apartment and a personal garage, making it an ideal home for those who value outdoor space and convenience.

The apartment has been meticulously updated over the years. The living space is generously proportioned, combining luxury flooring with natural light throughout, creating a warm and inviting atmosphere.

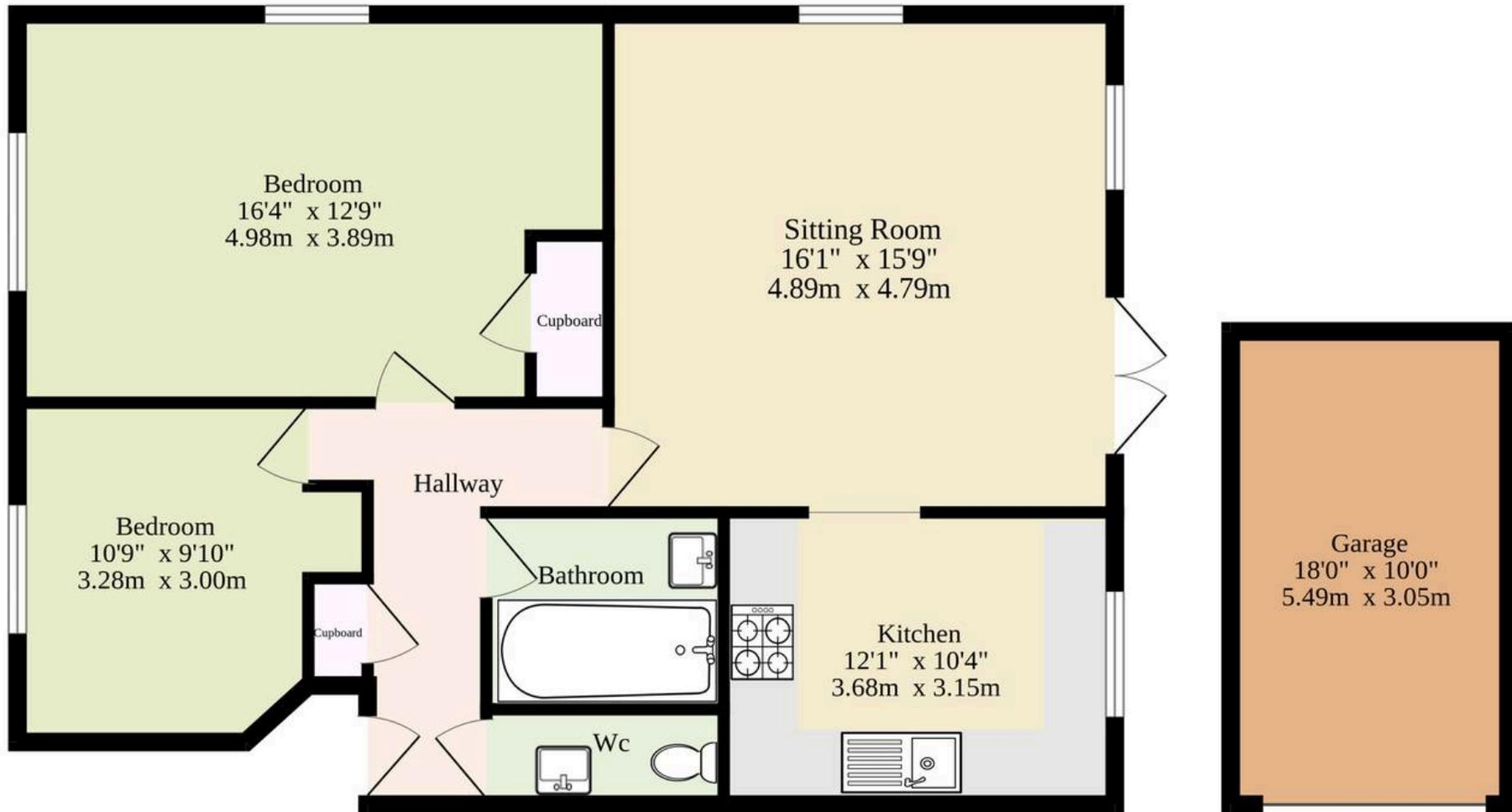
The lounge is bright and spacious, with double-glazed doors opening onto the landscaped garden, offering a seamless indoor-outdoor living experience. The modern kitchen is fully equipped with integrated appliances including a double oven, hob, extractor, fridge freezer and space for a dishwasher and laundry appliances, alongside ample storage and sleek work surfaces.

Both bedrooms are comfortable doubles, with views over the greensward to the front, adding a sense of calm and privacy. The bathroom has been thoughtfully refitted with a contemporary bath, power shower, and stylish vanity units, complemented by a separate WC for added convenience.

Outside, the rear garden is beautifully landscaped with artificial grass, a patio, and raised decking, all enclosed by panel fencing for privacy. A rear gate provides direct access to the garage, making this home as practical as it is attractive.



## Ground Floor 976 sq.ft. (90.7 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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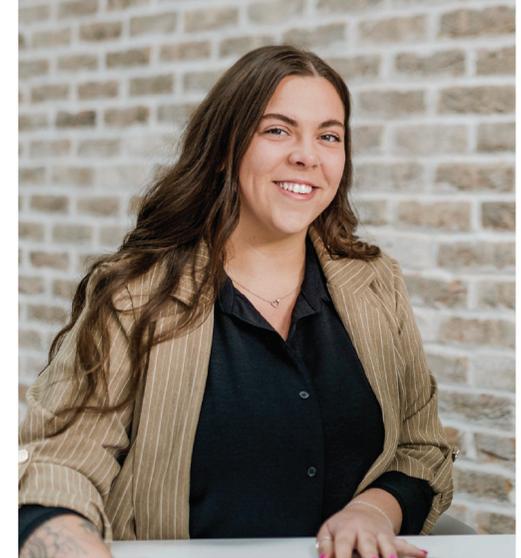
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Meet *Theo*  
Property Consultant



Meet *Anya*  
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