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Friars, Capel St. Mary, Ipswich,
Suffolk, IP9 2XS
Asking Price £550,000

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- Substantial Detached House
- Ground Floor En-Suite Bedroom
- Four First Floor Bedrooms
- First Floor Bathroom & En-Suite
- Open Plan Sitting/Dining Room
- Separate Lounge
- Conservatory
- Modern Kitchen & Utility Room
- Ample Off-Road Parking
- Manicured Rear Garden

Situated in a cul-de-sac in the village of Capel St. Mary just a couple of minutes from the A12 commuter trunk road lies this five bedroom detached house which offers light and airy and versatile living accommodation. The garages have been converted over the years creating an additional reception room and double bedroom with en-suite to the ground floor; and this stunning family home benefits from ample off-road parking to the front for several cars and a beautifully manicured and well-stocked rear garden. The accommodation comprises spacious and inviting entrance hall; ground floor cloakroom; sitting room which

opens through to the dining room; conservatory; fully integrated and modern kitchen which opens through to a utility room; lounge; ground floor double bedroom with en-suite shower room; galleried first floor landing; four further bedrooms, one of which has an en-suite shower room; and a family bathroom.

Capel St. Mary is about 2 miles from Dedham Vale, which is a designated Area of Outstanding Natural Beauty, and 6 miles from Ipswich which is served by a wide range of local amenities including shops, hospital, theatre, parks, recreational facilities and train station providing direct links to



London Liverpool Station. Capel St Mary's amenities include a Village Hall, three churches, petrol station, restaurant, library, Co-op store, a bakery, hairdresser, newsagent, Post Office, Doctors surgery with pharmacy, Dentist surgery, Garden Centre and The White Horse public house. The village has a primary school with the nearest high school being in East Bergholt and Suffolk One College in Ipswich. Capel St Mary sits next to the A12 road which links the village to Ipswich and Colchester and there is a regular bus service to both towns from Capel St. Mary. Manningtree train station provides rail links to Colchester and London.

Council tax band: E
EPC Rating: D

Outside – Front: There is an extensive block-paved driveway providing ample off-road parking for several cars and is shielded by mature hedging.

Entrance Hall: Window to the side aspect, radiator, stairs to the first floor, and doors to:

Cloakroom: Two piece suite comprising low-level WC and vanity hand wash basin with storage beneath, and heated towel rail.

Sitting Room: Window to the front aspect, radiator, feature gas fire, and opening through to:



Dining Room: Radiator and openings to the conservatory and kitchen.

Conservatory: doors opening out to the rear garden, multiple windows, and radiator.

Kitchen: Fitted with a range of modern eye and base level units; square edge work surfaces; inset butler sink; metro tile splashbacks; integrated pull-out bin storage, wine fridge, dishwasher and range style cooker with large extractor hood over; centre island incorporating a breakfast bar with storage beneath; ceiling inset spotlights; two windows to the rear aspect; and doorway through to:

Utility Room: Fitted with modern eye and base level units, square

edge work surface, metro tile splashback, space for an American style fridge freezer, built-in cupboard, heated towel rail, window to the rear aspect, and door opening out to the rear garden.

Lounge: This was formerly one of the garages and has a window to the front aspect, radiator, and door through to:

Bedroom: This was formerly the other garage and has a window to the front aspect, radiator, ceiling inset spotlights, and door through to:

En-Suite Shower Room: Three piece suite comprising shower cubicle, low-level WC and pedestal hand wash basin; heated towel rail;



tilled walls and floor; and obscure window to the side aspect.

Galleried Landing: Window to the front aspect, radiator, loft access, built-in cupboard, built-in wardrobe, and doors to the bedrooms and bathroom.

Bedroom: Window to the rear aspect, radiator, three sets of built-in double wardrobes, and door through to:

En-Suite Shower Room: Three piece suite comprising corner shower cubicle, low-level WC and pedestal hand wash basin; heated towel rail; tiled floor and walls; and obscure window to the rear aspect.

Bedroom: Window to the front aspect, radiator, and two sets of built-in double wardrobes.

Bedroom: Window to the front aspect, radiator, and built-in wardrobe.

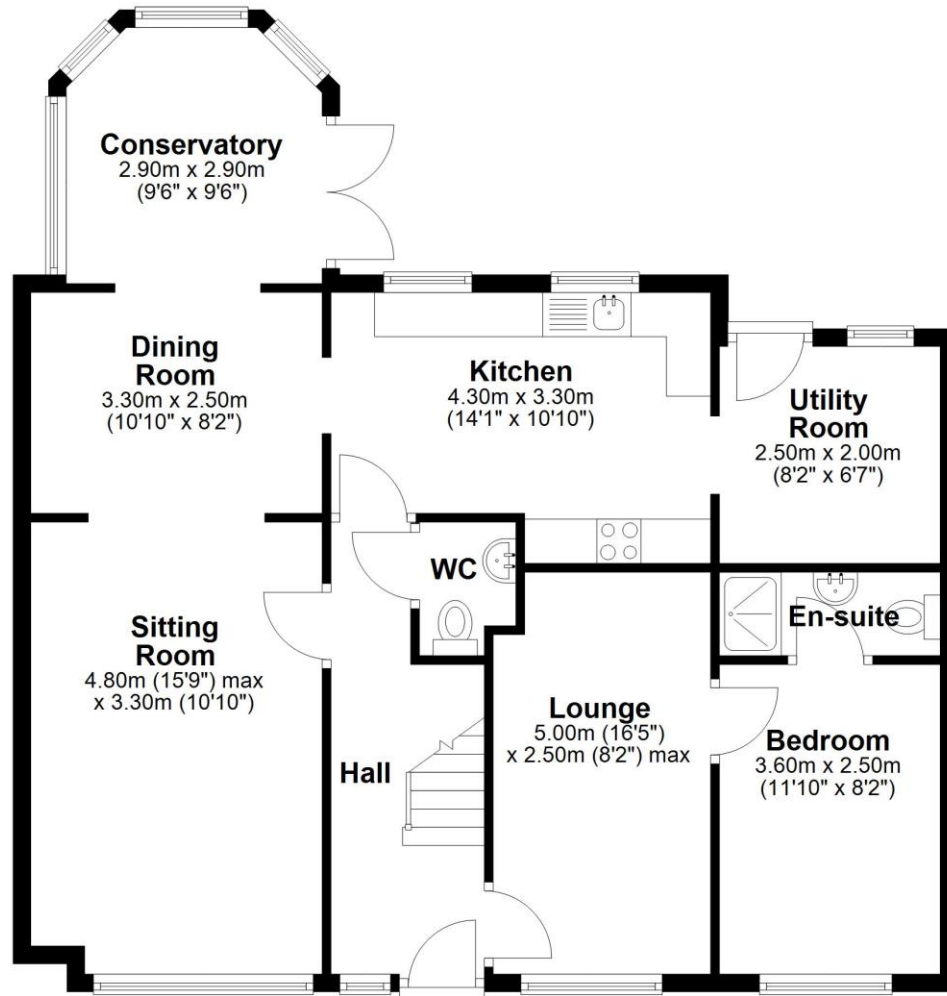
Bedroom: Window to the rear aspect and radiator.

Family Bathroom: Three piece suite comprising bath with shower over and shower screen, low-level WC and pedestal hand wash basin; heated towel rail; heated towel rail; part tiled walls; tiled flooring; and obscure window to the side aspect.

Outside - Rear: The manicured garden is predominantly laid to lawn and well-stocked with shrub borders and flowerbeds, large patio, timber shed with power and light connected, and is fully enclosed by fencing.

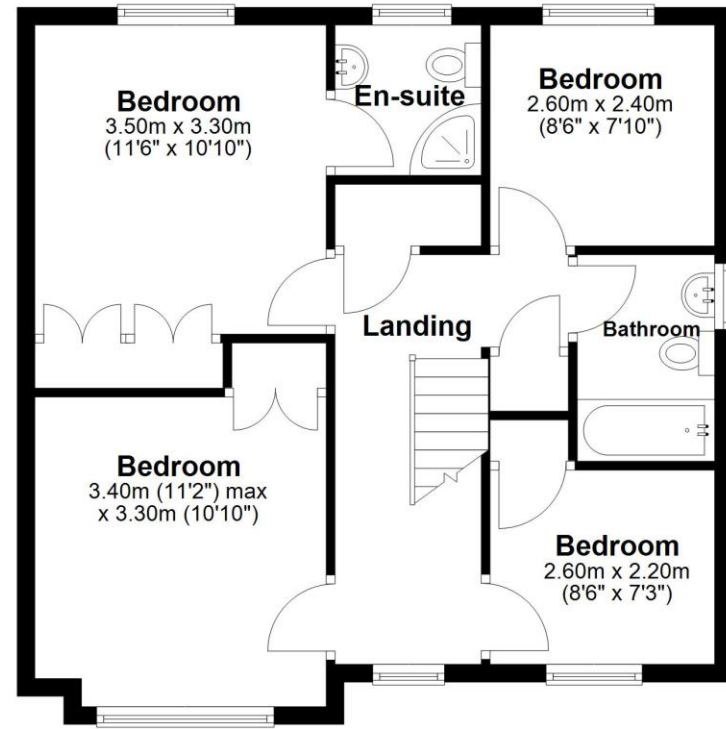
Ground Floor

Approx. 85.3 sq. metres (918.3 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



Total area: approx. 142.3 sq. metres (1532.0 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

5 Bedrooms, 3 Bathroom, 2 Reception,



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