



St Marys Gardens

Creting St Mary

Guide Price £325,000

LACY SCOTT
& KNIGHT

est. 1869

18 St Marys Gardens

Creeting St Mary | Ipswich | IP6 8LY

A14 1 mile, Needham Market 1 mile, Ipswich 6 miles

A well presented, detached, 3 bedroom bungalow, tucked away within a quiet cul de sac location, within this highly regarded and much sought after village.

Entrance Hall | Sitting Room/Dining Room | Fitted Kitchen | 3 Bedrooms | Shower Room | Separate Cloakroom | Garage | Ample Off Street Parking | Paved Patio Area & Enclosed Garden To Rear | Oil Fired Central Heating | Cul De Sac Position | Sought After Village

18 St Marys Gardens

From the entrance hall there is a doorway leading into the sitting room/dining room, which benefits from a wealth of natural light provided by dual aspect windows. Leading off from here there can be found the inner hallway, as well as the modern fitted kitchen, which benefits from a range of wall, base and drawer units, as well as stainless steel sink unit with mixer taps, plumbing for washing machine, as well as integral oven, hob and extractor hood. There is also a doorway leading out to the rear garden. From the inner hall there is a cupboard housing a hot water tank, with further doorways leading off to all three bedrooms, a cloakroom with low flush W.C. and a separate shower room which comprises shower cubicle, pedestal wash handbasin, plus tiled walls and floor.

Outside

To the front of the property there is a large lawned garden area, as well as driveway which provides ample parking and in turn leads to the attached single garage with up and over door to front, plus personal door to rear which in turn leads into the rear garden. Access to the rear of the property can be gained



via the right hand side with the rear garden enclosed by fence surround and including sandstone patio paving with lawn garden beyond.

Overall, taking into account the quiet tucked away location, as well as the good condition in which the property is presented, we would recommend an early inspection to avoid disappointment.

Location

St Marys Gardens is located within the popular village of Creeting St Mary just north of the small town of Needham Market, and within a mile of the A14 trunk route. The property occupies a most attractive position outlooking onto open

meadows, with the Alder Carr Farm shop and Café within walking distance.

Services

The property will have the benefit of mains water, drainage and electricity, and oil fired central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band D.

Tenure

Freehold.

Broadband Speed

Superfast Predicted speeds of 80Mbps (source Ofcom).

Mobile Coverage

Outdoor Likely (source Ofcom).

Directions

From Needham Market High Street turn eastward into Hawks Mill Street passing under the railway line and over the river crossing. Leave Alder Carr Farm Shop and Café on your right hand side and follow the road for approximately 300 yards before taking a right hand turning into St Marys Gardens, shortly after which you take a left hand turn into cul de sac where the bungalow will be found at the far side.

on the left hand side after approximately a further 300 yards.

what3words

shoelaces.dream.safest



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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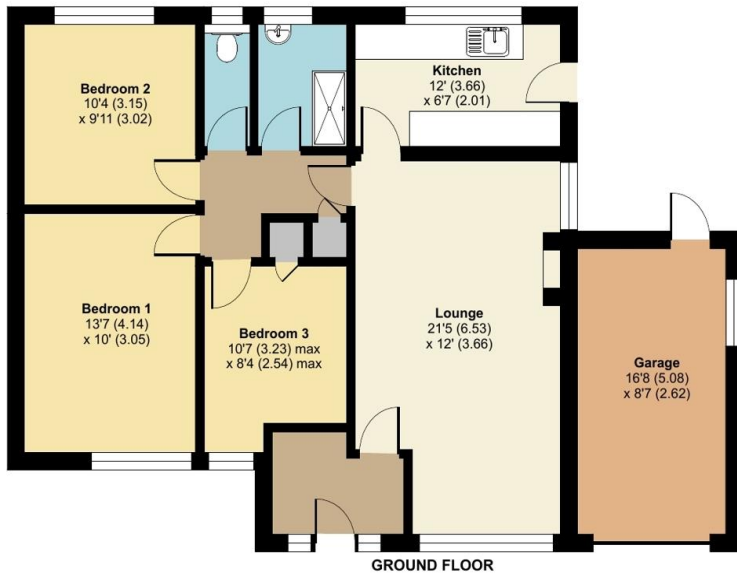
St. Marys Gardens, Creeting St. Mary, Ipswich, IP6

Approximate Area = 846 sq ft / 78.6 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 987 sq ft / 91.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Lacy Scott & Knight. REF: 1174089

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