

St Marys Road Creeting St Mary

Guide Price £600,000



# Marston Lodge

St Mary's Road | Creeting St Mary | Ipswich | IP6 8LZ

A14/Needham Market I mile, Ipswich 8 miles, Bury St Edmunds 17 miles

Impressive and substantial detached 6 bedroom family home, located within this highly regarded village and which is presented in a superb condition throughout having been much improved by the present owners, with ample parking to the front and enclosed garden to the rear.

Entrance Hall | Cloakroom | Study | Sitting Room | Dining Room | Kitchen | Breakfast Room | Utility Room | 6 Bedrooms | En Suite Shower Room To Principal Bedroom | Family Bathroom | Brick Paved Driveway With Ample Parking | Garage | Cart Lodge | Enclosed Garden With Paved Patio | Very Popular Village

# **Marston Lodge**

From the carpeted entrance hall, there are doorways leading to the main tiled hallway and also to the large study, leading off from the main hall there can be found most of the principal rooms, as well as the cloakroom which comprises concealed low flush cistern, vanity wash handbasin with mixer taps, heated towel rail. The sitting room features an iron fireplace with wood mantel surround with granite hearth, dado rail, four wall lights, plus ceiling lights and double aspect windows including glazed French doors which open out onto the rear garden. Also, at ground floor level there can be found a large dining room/family room. The tiled floor kitchen/breakfast room benefits from a range of solid wood wall, base and drawer fitted kitchen units, as well as 11/2 bowl sink unit with granite work surfaces. Within the kitchen there is also a range of fitted appliances including a seven ring Range cooker with stainless steel extractor hood over, plus integral fridge freezer and dishwasher. The breakfast area of the kitchen/breakfast room also benefits from a full height and full length solid wood and fitted dresser, as well as tiled flooring. Leading off from the kitchen/breakfast room there is a utility room which benefits



from wall and base units, as well as circular sink unit with mixer large part tiled family bathroom which comprises wood panel taps, plumbing for washing machine and space for dryer, modern bath with mixer taps, quadrant shower cubicle, concealed low consumer unit, half glazed door leading out to a rear lobby, flush cistern and vanity unit with range of fitted cupboards, both which in turn leads out to the garden.

At first floor level there is an impressive galleried landing, off of **Outside** which all the bedrooms can be accessed. The principal of which To the front of the property there is a five bar gate with the

above and below, plus heated towel rail.

features a range of fitted wardrobes, as well as bridging and boundary enclosed by a brick wall, beyond which can be found dresser units, with a doorway leading through to a Jack & Jill en a large brick paved driveway which provides ample parking for suite shower room, comprising double width shower cubicle, several vehicles and in turn also leads to the integral garage, concealed low flush cistern, vanity wash handbasin with which benefits from light and power, as well as the integral cart cupboards above and below. Plus, further built-in cupboard lodge, which also benefits from light and power, as well as water housing hot water tank. There is also a further doorway leading tap and personal door leading out to the rear garden. To the out to the landing. The remaining five bedrooms have use of the rear of the property there is an Indian slate paved patio area

boiler.

in which it is presented, and the highly regarded village in the social shopping and leisure facilities. which it is located, we are of the view the property will attract a wide range of potential purchasers. Therefore, we would Services recommend an early inspection to avoid disappointment.

# Location

Creeting St Mary lies to the north east of Needham Market Local Authority which is in the heart of Mid Suffolk between the towns of Bury Mid Suffolk District Council - Council Tax Band D.

with lawn garden beyond, all of which is enclosed by close St Edmunds and Ipswich. Needham Market has butchers, bakers, Tenure - Freehold. boarded fencing. Towards the left hand boundary side of the post office, Co-op Supermarket and a number of individual shops. property there can also be found the oil tank and oil fired There is a railway station in Needham Market with mainline Broadband Speed connections to Ipswich and Stowmarket, where in turn there are Superfast Predicted speeds of 80Mbps (source Ofcom). mainline services to London Liverpool Street. The town has the Overall, taking into account the impressive amount of floor Needham Lake Conservation Area with a number of countryside Mobile Coverage - Yes (source Ofcom). area that the property benefits from, the excellent condition walks and the county town of Ipswich is just 8 miles away with all

central heating.

# **Directions**

From Needham Market High Street turn eastwards into Hawksmill Street, passing under the railway line and over the Mains water, electricity and drainage are connected. Oil fired river crossing, follow the road for approximately 1/4 of a mile where the property will eventually be found on the left hand side and will be marked by a Lacy Scott & Knight For Sale board.

what3words - port.owned.glue









### Plans, Areas and Schedules

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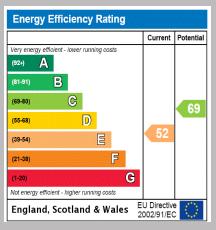


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