



St Marys Road

Creeping St Mary

Guide Price £600,000

LACY SCOTT  
& KNIGHT

est. 1869

# Marston Lodge

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

A14/Needham Market 1 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 1½ 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 taps, plumbing for washing machine and space for dryer, modern consumer unit, half glazed door leading out to a rear lobby, which in turn leads out to the garden.

At first floor level there is an impressive galleried landing, off of which all the bedrooms can be accessed. The principal of which features a range of fitted wardrobes, as well as bridging and dresser units, with a doorway leading through to a Jack & Jill en suite shower room, comprising double width shower cubicle, concealed low flush cistern, vanity wash handbasin with cupboards above and below. Plus, further built-in cupboard housing hot water tank. There is also a further doorway leading out to the landing. The remaining five bedrooms have use of the

large part tiled family bathroom which comprises wood panel bath with mixer taps, quadrant shower cubicle, concealed low flush cistern and vanity unit with range of fitted cupboards, both above and below, plus heated towel rail.

## Outside

To the front of the property there is a five bar gate with the boundary enclosed by a brick wall, beyond which can be found a large brick paved driveway which provides ample parking for several vehicles and in turn also leads to the integral garage, which benefits from light and power, as well as the integral cart lodge, which also benefits from light and power, as well as water tap and personal door leading out to the rear garden. To the rear of the property there is an Indian slate paved patio area

with lawn garden beyond, all of which is enclosed by close boarded fencing. Towards the left hand boundary side of the property there can also be found the oil tank and oil fired boiler.

Overall, taking into account the impressive amount of floor area that the property benefits from, the excellent condition in which it is presented, and the highly regarded village in which it is located, we are of the view the property will attract a wide range of potential purchasers. Therefore, we would recommend an early inspection to avoid disappointment.

### Location

Creting St Mary lies to the north east of Needham Market which is in the heart of Mid Suffolk between the towns of Bury

St Edmunds and Ipswich. Needham Market has butchers, bakers, post office, Co-op Supermarket and a number of individual shops. There is a railway station in Needham Market with mainline connections to Ipswich and Stowmarket, where in turn there are mainline services to London Liverpool Street. The town has the Needham Lake Conservation Area with a number of countryside walks and the county town of Ipswich is just 8 miles away with all the social shopping and leisure facilities.

### Services

Mains water, electricity and drainage are connected. 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** - Yes (source Ofcom).

### Directions

From Needham Market High Street turn eastwards into Hawksmill Street, passing under the railway line and over the river crossing, follow the road for approximately ¼ 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

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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# Lodge St. Marys Road, Creeting St. Mary, Ipswich, IP6

Approximate Area = 2143 sq ft / 199 sq m (excludes carport)

Garage = 146 sq ft / 13.5 sq m

Total = 2289 sq ft / 212.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024.  
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