

## **Pipistrelle Way, Capel St. Mary, Ipswich, Suffolk, IP9 2RH**

**Guide Price: £270,000 to £280,000**



- Larger Than Average Plot
- Semi-Detached House
- Two Bedrooms
- Off-Road Parking for Two/Three Cars
- EV Charging Point
- Double-Size Rear Garden

Palmer & Partners are delighted to present to the market this nicely presented two bedroom semi-detached house situated on a modern development in the heart of the village of Capel St. Mary. The property is just five years old and is unique in that the plot it sits on is much larger than average for this type of house on the development. The property benefits from a rear garden which is double the size than normal, off-road parking for two / three cars on a gravel driveway, and EV charging point.



As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor cloakroom, lounge, modern kitchen, first floor landing, two bedrooms, and modern 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.

Council Tax Band: B



## Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	