

1 Boundary Oaks, Capel St. Mary, Ipswich, Suffolk, IP9 2FL



Freehold

Guide Price

£395,000

Subject to contract

No onward chain

3 bedrooms
Sitting/dining room
Bathroom and en-suite
Landscaped garden



Offered with no onward chain is this modern bungalow in this sought-after village location with excellent access to the A12

Some details

General information

Constructed during 2019 is this modern three double bedroom detached bungalow set within a cul-de-sac location in the sought after village of Capel St Mary which offers excellent access to the A12. Along with being offered with no onward chain the bungalow benefits from a beautifully landscaped garden with a covered pergola. There is an en-suite to the main bedroom and underfloor heating throughout with double glazed windows.

The accommodation is accessed via a reception hall which has a built-in storage cupboard. The L-shaped sitting/dining room has two windows to the front and bi-fold doors that open on to the landscaped garden. Adjacent to this is the kitchen which is well-equipped with a range of base units, wall cupboards, worktops and drawers. Integrated appliances include a hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine.

The main bedroom is located to the rear and has a walk-in wardrobe and an en-suite with shower, basin and WC. There are two further bedrooms, both of which are nice size double rooms. The family bathroom suite comprises a bath, WC and basin.

Reception hall

Sitting area

19' 7" x 11' 9" (5.97m x 3.58m)

Dining area

10' 3" x 9' 9" (3.12m x 2.97m)

Kitchen

9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom one

15' 3" x 10' 5" (4.65m x 3.18m)

Walk-in wardrobe

7' 9" x 3' 9" (2.36m x 1.14m)

Ensuite

10' 5" x 3' 10" (3.18m x 1.17m)

Bedroom two

12' x 10' 1" (3.66m x 3.07m)

Bedroom three

12' x 9' 1" (3.66m x 2.77m)

Bathroom

7' 8" x 6' 1" (2.34m x 1.85m)

The outside

The property is recessed from the road by an open-plan front garden which is laid to lawn with a variety of shrubs. To the side there is a driveway which provides access to a garage which has an electric up and over door and a personal door to the rear.

To the rear of the property is a landscaped garden which is laid to lawn with a range of trees flower beds and shrubs. There is a patio area which is enclosed by a covered pergola.

Where?

The property is situated in the sought-after village of Capel St Mary which offers excellent access to the A12 trunk road. There is a range of local shops and amenities including a Co-op, doctor surgery, dentist, public house and take-aways.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Our ref - SDG

Directions

Leaving the A12 at Junction 32A for Capel St Mary turning right at the roundabout and then take the next right signposted for A12 directed back towards Ipswich. At the top of the slip road turn left onto the London Road and proceed to the end where the turning for Boundary Oaks can be found on the right hand side. The property is the first bungalow on the right as you enter the cul-de-sac

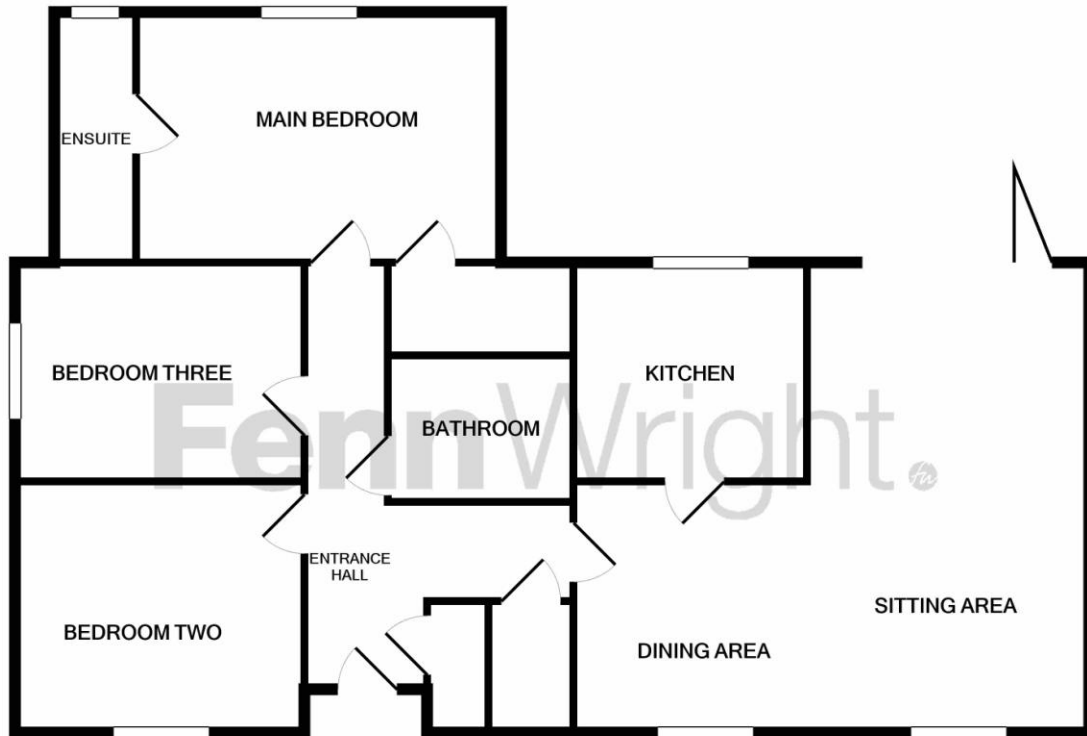
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

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