



Grier & Partners



WEST LODGE, PLOT 8 THE DRIFT, CAPEL ST. MARY,
IPSWICH, SUFFOLK, IP9 2DU
ASKING PRICE OF £549,950





INTRODUCTION

Completed to an outstanding level throughout and occupying a quiet position with views towards the village church to the rear, this three bedroom bungalow offers an exceptional specification throughout with a close attention to detail and integration of a range of bespoke features that typify the quality of construction Thorcross Developments are associated with. Open Plan living space and generous bedrooms alongside a single garage and parking for three vehicles, we highly recommend a viewing.



THORCROSS

The Drift a intimate collection of individually designed homes combining charm, character and craftsmanship in an exclusive setting within reach of the village centre.

All homes at the The Drift benefit from the Thorcross Signature specification, ensuring that all elements of your new home are truly distinctive. They do this by the careful selection of external finishes for architectural contrast and a premium internal specification to deliver homes of unique quality above all else.

We are delighted to have been associated with Thorcross Bespoke Homes at Grier & Partners for the last twenty six years. We are pleased to promote one of the longest established developers in this region, with an unrivalled reputation for premium construction.



CAPEL ST MARY

Positioned within the delightful village of Capel St Mary within a historic part of the village and overlooking the Parish church to the front. The properties are within a ten-minute walk of the village centre, where a range of shops and facilities can be found from hair dressers to a Co-op and village shop, bakers and takeaway. The village primary school is well regarded and there are bus links to local High Schools from the village. The A12 provides an excellent link to local towns and the wider country, Ipswich and Manningtree station provide mainline links to London taking around an hour.



ACCOMMODATION OVER A SINGLE STOREY:

ENTRANCE

from the block paved driveway to Oak Frame porch and into the property via a secure four panel part glazed door into the:

HALLWAY

doors to all rooms and large storage cupboard to the side containing the wall hung gas boiler, hot water cylinder and underfloor heating manifold.

BEDROOM ONE SUITE

13' 10" x 12' 5" stunning dual aspect principal bedroom with windows to the front (West) and bay window to the side (South), fitted plantation slatted blinds, doors into the:





WALK IN WARDROBE

fully fitted with a mix of shelving and hanging space

EN-SUITE

high level window to the side (South), wood effect tiled floor, fully tiled walls to two sides, double walk in shower to the side, w/c and wash basin with vanity unit, recessed ceiling lights and extractor fan.

BEDROOM TWO OR SNUG SITTING ROOM

12' 11" x 9' 9" window to the side (South), fitted plantation slatted blinds, generous double bedroom with ample space for wardrobes.



BEDROOM THREE

12' 6" x 8' 2" window to the front (West), fitted plantation slatted blinds, with space for double bed or ideally suited for use as a study.

FAMILY BATHROOM

high level window to the side, wood effect tiled floor and tiled walls, corner shower, wash basin with vanity unit, w/c and bath to the side, recessed ceiling lights and extractor fan.



LIVING SPACE

25' 7" x 14' 10" comprising a stunning open plan kitchen-dining-sitting room overlooking the rear garden and opening onto the decking via bi-fold doors. Highly flexible and light space

OUTSIDE

to the rear the garden is laid to lawn with a large decking area and Indian Sandstone patio providing ample space for outside dining, Indian Sandstone pathways to the side and front. Block paved driveway to the front extends to the front door and contrasts against the curved brick built feature wall and gateway.



GARAGE

17' 7" x 11' 1" electric remote operated sectional up and over door to the front approached over a block paved driveway, personal door to the side into the garden. Power and light are connected



SPECIFICATION:

KITCHEN

- Individually designed painted shaker style kitchens with a quartz stone worktop complemented by a farmhouse style ceramic sink by Villeroy and Boch with Franke Boiling Water Tap
- Bosch/Neff integrated appliances to include induction Hob, Oven, combination Oven/Microwave, Warming Drawer, Extractor, Dishwasher and Washer/Dryer
- American Style Fridge/Freezer and under counter Wine Cooler

INTERNAL FINISHES & FEATURES

- Oak Engineered T&G flooring to Hall, Living Room and Kitchen. Carpeting to Bedrooms
- Underfloor heating to ground floor
- Natural Oak veneer panelled internal doors and polished chrome handles
- Smooth plastered ceilings painted white with Cornice/Coving throughout
- Profiled skirting and architraves throughout, colour matched to interior wall colour
- Master bedroom will have a "walk-in" wardrobe featuring a mix of shelving and hanging space
- Coir matwell to front entrance



BATHROOMS AND EN-SUITE

- White contemporary sanitary ware and vanity unit wash basins by RAK Ceramics
- Polished chrome mixer taps and thermostatic showers by Grohe
- Extensive ceramic wall tiling, full height to shower areas and half height around baths
- Wall mirror, shaving socket and multi-rail chrome towel warmer



ELECTRICAL, LIGHTING AND MEDIA

- Contemporary style sockets and switches throughout, brushed stainless steel finish to kitchen
- Electrical socket with integrated USB port to all bedrooms and kitchen
- LED downlighters to kitchen, hall and bathrooms
- Integrated television reception system for Digital Terrestrial, Freesat and Sky, including aerial, satellite dish and amplifier
- Electric Vehicle charging point





ENVIROMENTAL DETAILS

- A rated appliances and dual flush mechanisms to toilet cisterns
- Energy efficient Worcester Bosch Greenstar condensing boiler with 94% efficiency rating
- Worcester Bosch Solar water heating panel integrated into the roof
- Double glazed UPVC casement windows providing a high level of thermal insulation and reduced heat loss

WARRANTY, SECURITY & PEACE OF MIND

- 10 Year NHBC Buildmark Warranty
- PAS 24 compliant windows and external doors
- Burglar alarm fitted with monitoring option available
- Lighting to all external doors with PIR sensors fitted to Garage exterior lights



EXTERNAL DETAILS

- Landscaped front and rear gardens with extensive turfed areas, tree and shrub planting
- External waterproof power sockets and water tap to rear of each property
- Lighting and power to garages including electric remote operated sectional up and over door by Horsmann
- Indian sandstone footpaths, patios and timber decking to gardens





