



9 Great Tufts | Capel St Mary | Suffolk | IP9 2UB

Guide Price: £450,000

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9 Great Tufts, Capel St Mary, Suffolk, IP9 2UB

“A superbly presented four-bedroom detached family home situated in an enviable cul-de-sac position with off-road parking & beautifully maintained garden.”

Description

A spacious and immaculately presented four-bedroom detached family house situated in a ‘tucked away’ cul-de-sac location and benefiting from convenient access to the A12 and destinations further afield.

Notable features include a fabulous open-plan modern fitted kitchen/dining room, gas fired central heating, ample off-road parking, proportionate rear gardens with sun terrace and detached outbuilding.

About the Area

Capel St Mary is a popular Suffolk village approximately six miles south west of Ipswich and two miles from the Dedham Vale which is a designated Area of Outstanding Natural Beauty. There is ideal road access onto the A12 providing a link to Ipswich to the north, Colchester to the south and London beyond. In the centre of the village there are a variety of facilities including a good selection of small shops, newsagents, hairdressers and Co-op. There is also a public house and primary school, whilst the nearest senior school will be found in the nearby village of East Bergholt.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Welcoming light and airy space with window to side aspect, cloak hanging space, built-in seat with shoe storage under, stairs rising to the first floor, tiled flooring, under stairs cupboard, doors to:

Cloakroom

White suite comprising w.c, hand wash basin, frosted window to side aspect, tongue and groove paneling and tiled flooring.

Sitting Room Approx 14'9 x 13'2 (4.49m x 4.01m)

Enjoying ample natural light via the south facing front aspect, window to front, feature inset with wood burning stove, wood flooring and double doors to:

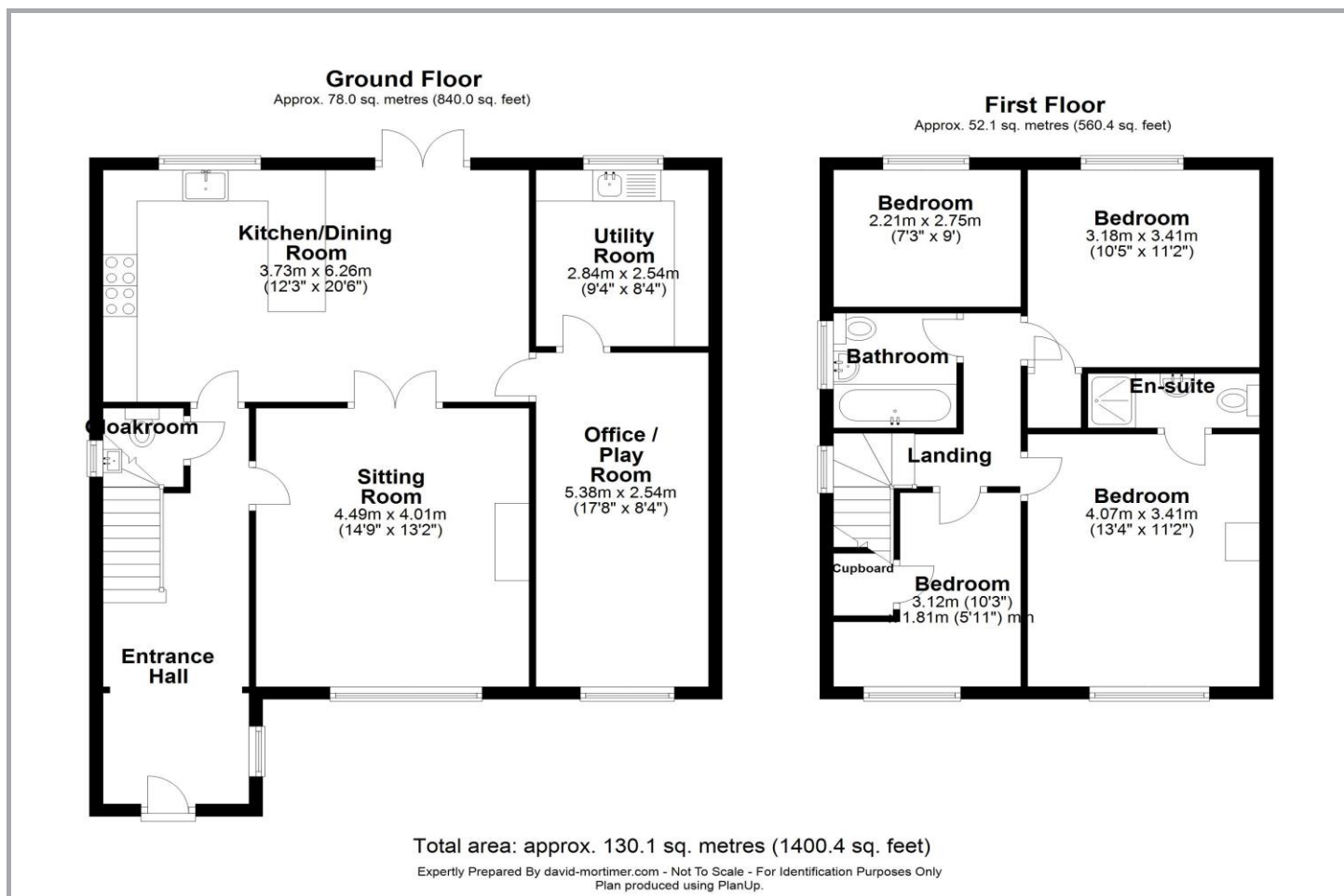
Kitchen/Dining Room Approx 20'6 x 12'3 (6.26m x 3.73m)

Substantial open-plan space with French doors to rear opening onto the terrace, window to rear aspect, well-appointed fitted Wren kitchen with a matching range of wall and base units with solid oak worktops over, Belfast sink and chrome mixer tap incorporating boiling water tap, integrated appliances include dishwasher, bin storage, fridge freezer, built-in carousel units, breakfast bar, partly tiled walls, LVT flooring, and door to:

Study/Playroom Approx 17'8 x 8'4 (5.38m x 2.54m)

Window to front aspect. This room is ideal for a variety of uses having been converted from the original garage. Door to:





Utility Room Approx 9'4 x 8'4 (2.84m x 2.54m)

Door to rear and fitted with a matching range of base units, worktops over, inset stainless steel sink unit, drainer and chrome mixer tap, space for washing machine and tumble dryer, full length ladder cupboard, window to rear aspect and spot-lights.

First Floor Landing

Access to loft, window to side aspect and doors to:

Master Bedroom Approx 13'4 x 11'2 (4.07m x 3.41m)

Double room with windows to front aspect and door to:

En-Suite

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, heated towel rail, tiled walls, tiled flooring and frosted window to side aspect.

Bedroom Two 11'2 x 10'5 (3.41m x 3.18m)

Double room with window to rear aspect.

Bedroom Three Approx 10'3 x 5'11 (3.12m x 1.81m)

Window to front aspect and door storage cupboard.

Bedroom Four Approx 9' x 7'3 (2.75m x 2.21m)

Window to rear aspect.

Family Bathroom

Luxuriously fitted with white suite comprising w.c, hand wash basin, panel bath with shower attachment over, frosted window to side aspect, tiled walls, tiled flooring and extractor fan.

Outside

The property is situated towards the end of a tucked away cul-de-sac and is accessed over a private drive providing ample off-road parking. To the rear are predominantly lawned and proportionate rear gardens with a terrace abutting the rear of the property. Also incorporating within the plot is a sun terrace and detached timber outbuilding suitable for a variety of uses. The boundaries are mainly defined by panel fencing as well as hedging to the rear. The gardens are interspersed with a selection of established trees and shrubs, as well as defined borders.

Local Authority

Babergh District Council

Services

Mains water, drainage, electricity, and gas.

Council Tax Band – D





Energy performance certificate (EPC)

9, Great Tufts
Capeel St, Mary
IP53WQ4
IP9 2JUS

Energy rating
C

Valid until: 1 November 2026

Certificate number: 0228-3936-7259-4676-9954

Property type

Detached house

Total floor area

106 square metres

Rules on letting this property

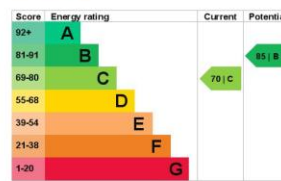
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0228-3936-7259-4676-9954?print=true>

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