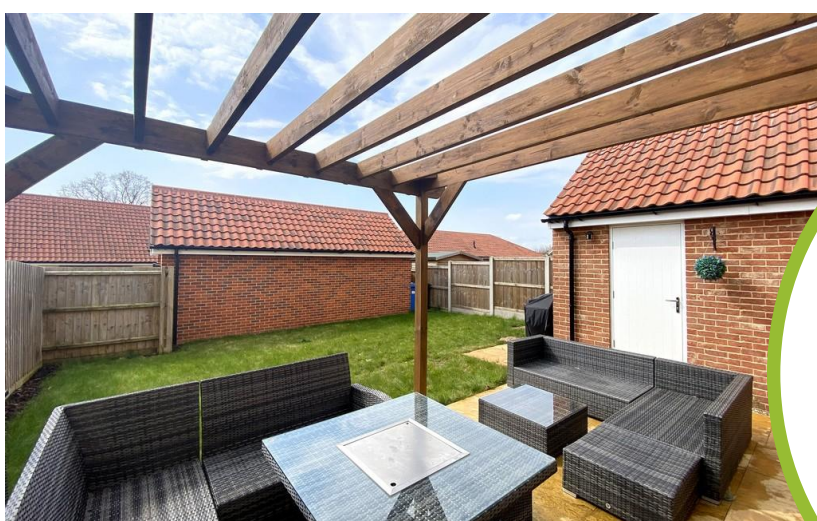


24 Pipistrelle Way, Capel St. Mary, Ipswich, IP9 2RH



3 bedrooms
Sitting room
Open-plan kitchen/dining room
Bathroom and en-suite

Freehold

Guide price

£325,000 to

£350,000

Subject to contract

Garage and parking



Set within a cul-de-sac location is this modern three bedroom semi-detached property which has a south facing rear garden

Some details

General information

Set within a cul-de-sac location in the popular village of Capel St. Mary which offers excellent access to the A12 trunk road, is this modern three bedroom semi-detached house which was constructed by Hopkins Homes in 2019. Along with a south-facing rear garden the property has a kitchen/dining room, oak wood doors throughout and an en-suite shower room to the main bedroom. There are double glazed windows, gas central heating, parking and a larger-style single garage with electric door.

The reception hall has a wood effect floor, stairs to the first floor and an understair cupboard. The sitting room is located to the front and there are double doors that lead into the open-plan kitchen/dining room. The dining area has French doors opening onto the south-facing rear garden and the kitchen area is well-equipped with an extensive range of base units, wall cupboards, work tops and drawers. There is an integrated hob, oven and extractor hood. Also to the ground floor is a cloakroom comprising a WC and basin.

The landing provides access to all three bedrooms and the family bathroom. The main bedroom is located to the rear and has a built-in cupboard. Adjacent to this is an en-suite shower room comprising a shower, basin and WC. Bedroom two, which is also a double room, is located to the front and bedroom three has a wood effect floor and is located to the rear. The family bathroom comprises a bath, basin and WC.

Reception hall

15' 9" x 6' 6" max (4.8m x 1.98m)

Cloakroom

6' 1" x 2' 11" (1.85m x 0.89m)

Sitting room

15' 8" x 10' 10" (4.78m x 3.3m)

Kitchen/dining room

17' 7" x 8' 10" (5.36m x 2.69m)

Landing

Bedroom one

11' 10" x 10' 3" (3.61m x 3.12m)

Ensuite

7' 4" x 4' 4" (2.24m x 1.32m)

Bedroom two

10' 3" x 9' 6" (3.12m x 2.9m)

Bedroom three

9' x 7' 1" (2.74m x 2.16m)

Bathroom

7' x 6' 1" (2.13m x 1.85m)

Outside

To the front of the property there is an open-plan which is in part laid to lawn. To the side there is a driveway that leads to a single garage with an electric roller door and a personal door to the side. The garage measures approximately 22' 11" x 10' 7" and has eaves storage, it is currently utilised by the vendor by a home gym.

To the rear of the property is a south-facing garden which measures approximately 35' x 34'. There is a patio area with pergola over and the remainder of the garden is laid to lawn.

Location

The property is situated in the popular village of Capel St. Mary which is in the desirable East Bergholt High School area. Along with good access to the A12 trunk road Capel St. Mary itself offers a every day range of local amenities including a Co-op, doctors, dentist, primary school and library.

Important information

Council Tax Band - C

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 the Capel St. Mary junction and proceed onto The Street and continue along passing the local parade of shops and primary school. Follow The Street and take a right turn into Days Road, from here take the second left into Roe Deer Drive and then the first left into Pipistrelle Way where the property can be found on the right hand side.

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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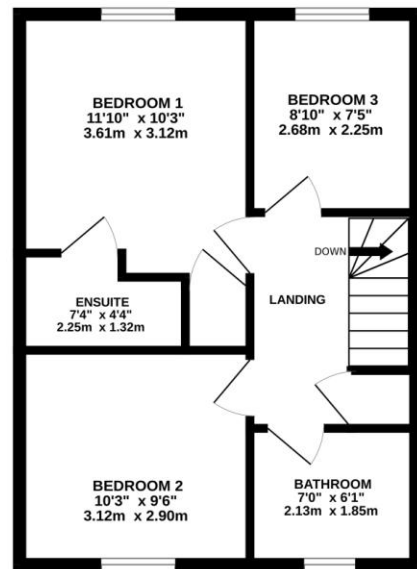
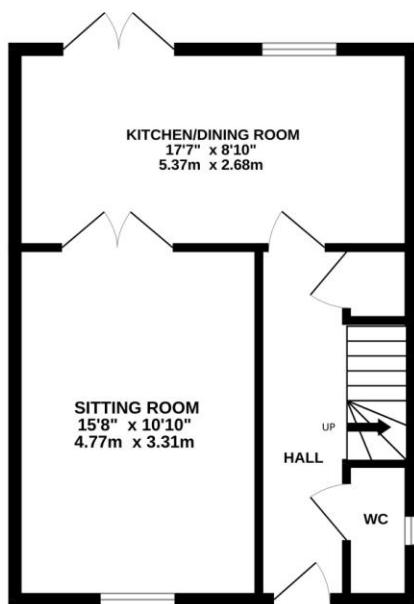
Viewing

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



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