



Grier & Partners



8 BROOM WAY, CAPEL ST. MARY, IPSWICH, IP9 2XN
ASKING PRICE OF £499,995





INTRODUCTION

this spacious and extended four bedroom family home situated in a quiet part of the Suffolk village of Capel St Mary offers an abundance of ground floor living space including an open plan kitchen/ breakfast room with contemporary fitted kitchen. Ample rear garden and front garden with extensive parking space ahead of the integral garage. We highly recommend a viewing.



DIRECTIONS

from the A12 heading South take the Capel St Mary junction and continue into the village on 'The Street'. Take the first right onto Thorney Road then after 150m take the second right onto Longfield Road. After 0.2 miles, turn right into Broom Way where the property can be found on the right hand side, ample driveway parking.

INFORMATION

completed in the late 1980's of brick and block cavity construction under a tile roof with brick and clad elevations. Windows and doors are UPVC replacement units throughout, a good level of cavity wall and loft insulation is present. Heating is via a gas fired boiler to radiators throughout the property and hot water via cylinder in the airing cupboard. Electrics are via a modern RCD consumer unit. The property was extended in 2014 creating the spacious accommodation available today. Broadband high speed internet is available to the property.

CAPEL ST MARY

has a good range of local facilities including several village shops, primary school, several churches, GP surgery and dentist. The primary school is situated in the heart of the village, high school catchment for East Bergholt High School and sixth form centres in both Ipswich and Colchester. There are a number of independent schools in the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. Main line railway stations in Ipswich, Manningtree and Colchester with trains to London Liverpool Street.

SERVICES

All mains services are connected. Babergh District Council 01473 822801. Council Tax Band D. EPC rating

NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.



ACCOMMODATION over two floors, on the first floor:

BEDROOM ONE

11'11 x 9'08 window to the rear (East), built in wardrobes with storage over and central recess for dressing table/tv, spacious room with door to the:

EN-SUITE SHOWER ROOM

8'00 x 6'05 opaque window (North), well appointed space with tiled walls to ceiling height, tiled floor and corner shower cubicle, vanity unit with inset oversize wash basin, w/c, corner cupboard, heated towel rail, recessed ceiling lights and extractor fan.

BEDROOM TWO

13'00 x 8'09 window to the rear (East), generous double room with space for freestanding wardrobes.

BEDROOM THREE

13'02 x 8'01 window to the front (West), space for double bed and wardrobe.

BEDROOM FOUR

9'11 x 9'09 window to the front (West), a spacious single bedroom or generous nursery.



FAMILY BATHROOM

6'07 x 5'10 opaque window to the side (South), tiled walls to ceiling height and mosaic tile effect flooring. Inset panel bath with shower over, pedestal wash basin, w/c, heated towel rail and mirrored vanity unit. Recessed ceiling lights and extractor fan.



LANDING

12'09 x 6'01 window to the front (West), loft access, airing cupboard to the rear contains hot water tank and pumps along with drying racks, step down to stairs returning to the ground floor:

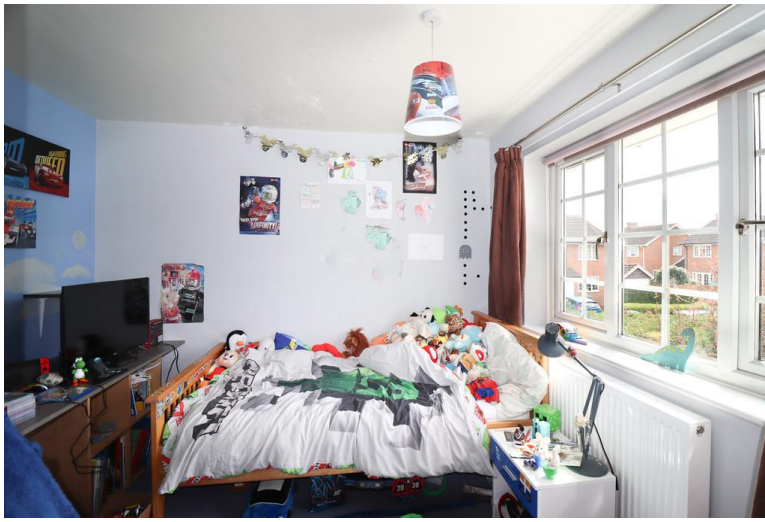
ENTRANCE

via a practical porch from the block paved driveway with space for shoe racks and coat hanging with further window to the side and internal door into the:



HALLWAY

13'04 x 6'02 stairs ascend to the first floor, doors to the sitting room kitchen and:



CLOAKROOM

tilled walls and floor, wash basin over cupboard, w/c, extractor fan and ceiling light.

SITTING/ DINING/ SNUG ROOM

33'10 x 11'11 (max) this spacious living area is separated into three distinct areas, the sitting space with window to the rear and wall mounted tv space. Opening into the dining space with hatch from the kitchen and doors to the conservatory, finally the snug area makes an idea playroom with window to the rear.

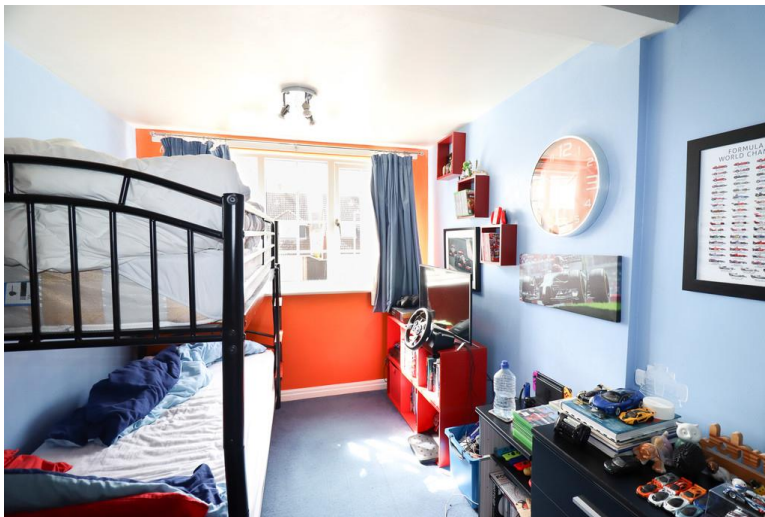


CONSERVATORY

11'10 x 11'00 glazed to three sides under an opaque glazed roof, double doors to the rear garden.

KITCHEN/ BREAKFAST ROOM

L shape space with the kitchen area measuring 18'09 x 8'03 and the breakfast area some 9'10 x 7'10, windows to the front overlooking the front garden. The kitchen comprises a range of contemporary grey gloss finish wall and base units, to four sides with a single run composite work surface to three sides with inset sink and drainer, contrast up-sands. Space for freestanding electric oven and five ring gas hob. Integrated bosch dishwasher, extensive storage and pan drawers. The breakfast area features a breakfast bar and large storage cupboard. Space for fridge/ freezer, recessed ceiling lights throughout the space.



UTILITY ROOM

5'09 x 5'07 opaque glazed door , large storage cupboard , granite work surface with integrated sink and drainer, space and plumbing under for washing machine and tumble dryer, wall storage units, recessed ceiling lights and extractor fan.



OUTSIDE

The rear garden is predominantly laid to lawn with well defined fence boundaries to three sides, space for garden shed over a concrete base, block paved terrace provides ample dining space and has pathways to the side access to the front garden. The garden takes in an Easterly aspect but is open to the South providing sunshine late into the afternoon.



TO THE FRONT

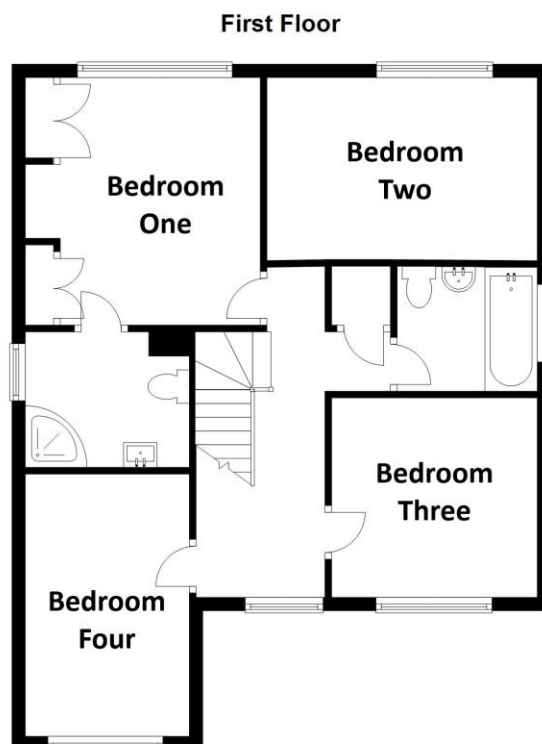
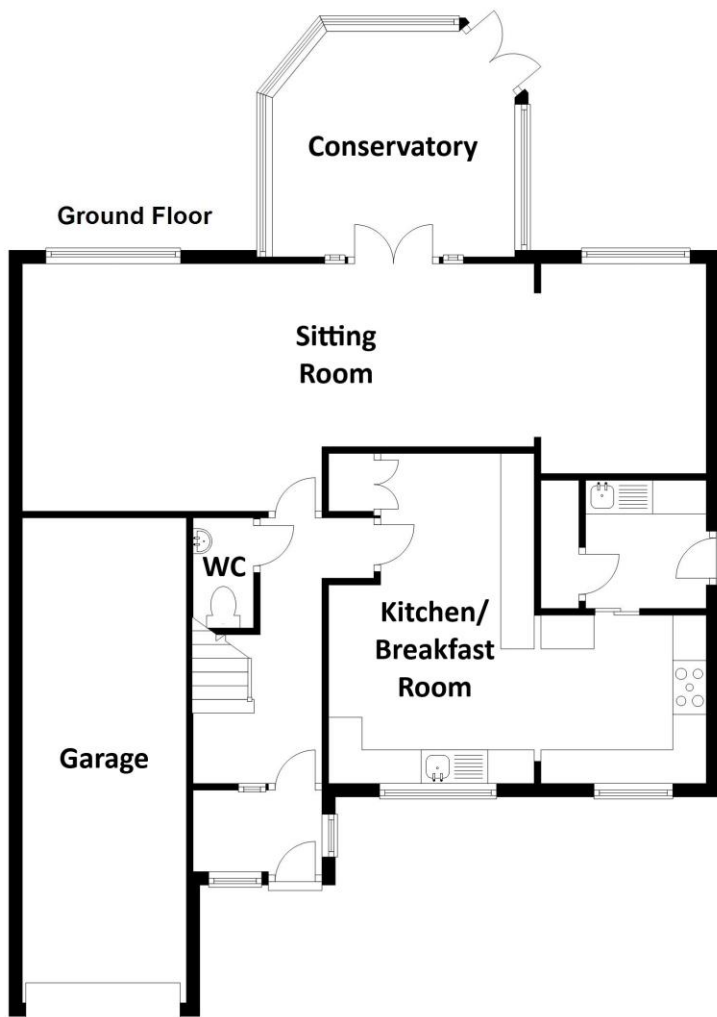
a large block paved driveway extends from Broom Way to the front of the property providing parking for a number of vehicles, a mature hedge marks the boundary, further area of well tended lawn interspersed with mature trees, shrubs and a flower bed, outside power socket and lighting.

INTEGRATED GARAGE

22'05 x 8'05 electric roller door to the front, window to the side and personal door to the side passage, power and light connected, RCD consumer unit to the side wall.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		