



Grier & Partners



WOODLANDS, LONDON ROAD, CAPEL ST. MARY,
IPSWICH, SUFFOLK, IP9 2JR
OFFERS IN EXCESS OF £375,000







DIRECTIONS

From the centre of Capel St Mary follow the road towards the A12 turning right just before the Jet petrol station onto London Road and the property will be found a short distance along on the left hand side.

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.

INFORMATION

Built in 1970 of cavity brick construction under a tiled roof this property benefits from double glazing, cavity wall insulation, gas fired radiator heating system and ample scope to extend (subject to the usual planning permissions) and further enhance. The front garden has ample parking, a cart lodge and a single garage to the front with a long rear garden of approx 100' (sts).

INTRODUCTION

A nicely proportioned four bedroom detached property in this popular village location offering scope to further extend or enhance with approx 100' rear garden, off road parking, carport and garage.

AGENTS 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.

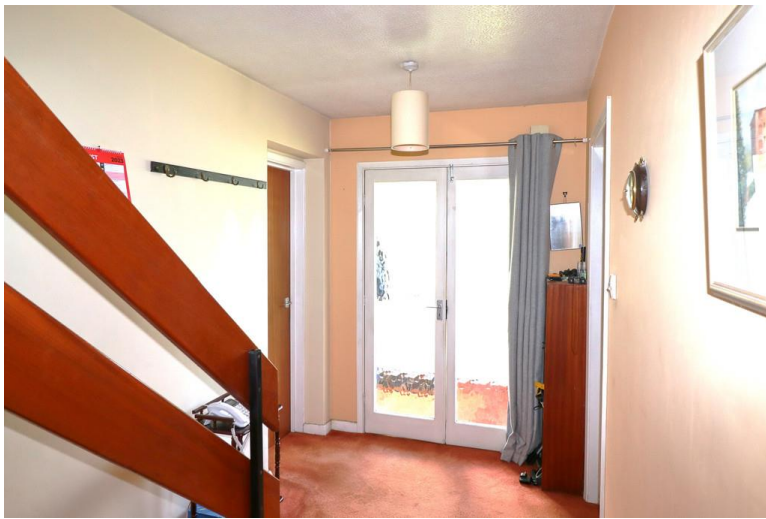
SERVICES

We understand that all mains services are connect to the property.

Council Tax Band - D

EPC Rating - D

Local Authority - Babergh District Council - 0300 123 4000



ON THE GROUND FLOOR:

PORCH INTO HALLWAY

6' 7" x 3' 11" (2.01m x 1.19m) A pathway leads to the front door with upvc door and double glazed side panels into a useful porch with double half-glazed doors opening into the hallway.

HALLWAY

Stairs to first floor.

LIVING ROOM

14' 0" x 11' 11" reducing to 10' 9" (4.27m x 3.63m) with large double glazed window to the front over looking the front garden, gas fire, and glazed doors leading through to

DINING ROOM

10' 3" x 8' 11" (3.12m x 2.72m) Window to rear overlooking the rear garden, serving hatch from kitchen.

KITCHEN

10' 1" x 8' 10" (3.07m x 2.69m) Window overlooking rear garden, range of fitted base and wall units, space for fridge/freezer, work surfaces extending to three sides with stainless steel sink unit and drainer with tiled splashbacks, serving hatch from dining room, radiator and half glazed door to

CLOAKROOM

7' 10" x 2' 11" (2.39m x 0.89m) window to the front, low level wc, wall mounted wash hand basin, radiator.

UTILITY/STORE ROOM

14' 5" x 8' 4" (4.39m x 2.54m) A generous room with space for a number of uses - currently utilised as a utility room/store with wall mounted boiler, stainless steel sink unit, window to the rear and door to car port and rear garden.

ON THE FIRST FLOOR:

LANDING

with shelved cupboard.

BEDROOM ONE

12' 5" x 10' 5" (3.78m x 3.18m) Window to rear, built-in wardrobe.





BEDROOM TWO

12' 0" reducing to 10' x 12' 0" (3.66m x 3.66m) Window to front, built-in wardrobe with cupboard over, loft hatch.

BEDROOM THREE

14' 5" x 8' 4" (4.39m x 2.54m) Window to front.

BEDROOM FOUR

9' 0" reducing to 7'9" x 7' 11" (2.74m x 2.41m) window to front. Currently used as a library/office with book shelves to two walls.



BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) window to the rear, paneled bath, part tiled walls, low level wc, pedestal wash hand basin.

OUTSIDE

The front garden is laid partly to lawn with established shrub beds and borders. The driveway leads to the car port (approx. 18'7" x 14'4") and then into the single garage with a window and rear door into the rear garden. The drive also gives access to the front door and porch.



The private rear garden is divided into two areas and measures approx. 100' overall x approx. 30' wide (sts). A patio/seating area spans the back of the property with a pathway leading down the side. The first area of garden area is primarily lawn with established and well stocked flower beds and borders together with two apple trees. An archway leads from the lawn through to the rear section where there is a greenhouse and vegetable area and a number of trees. The rear boundary is of high paneled fencing.





