



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

13 THE STREET, CAPEL ST. MARY, SUFFOLK, IP9 2EB  
ASKING PRICE OF £410,000





## INTRODUCTION

this four bedroom family home situated in the heart of the popular village of Capel St Mary, offers well laid out, flexible living space including a kitchen/breakfast room, study/playroom and sitting room on the ground floor, ample parking and four generous bedrooms on the first floor. With no onward chain we highly recommend a viewing.



**INFORMATION** completed originally in 1972 of brick and block cavity construction under a tiled roof, the property has been latterly extended to the side and rear of the garage. Replacement UPVC windows and doors throughout including a secure front door into the porch. Heating is provided via a gas boiler in the garage to radiators throughout and hot water via cylinder on the first floor. Electrics via a RCD consumer unit. Broadband and fibre are available in the village. The property presents in good order throughout and has extensive scope for a new owner to modernise and enhance to their own specification.

**DIRECTIONS** from the A12 heading North take the Capel St Mary junction onto Old London Road and pass Bypass Nurseries on your right hand side, at the T junction turn left onto The Street and the property can be found on the left hand side after a quarter of a mile with roadside and block pave driveway parking.

**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 to the property including water, electric, gas, drainage and internet. Energy Performance Rating-- Council Tax Band-- Babergh Council Contact .....

**ACCOMMODATION** extensive and over two floors on the first floor:

**BEDROOM ONE** 12'01 x 11'07 window to the rear (South) overlooking the charming and private garden, built in wardrobe and further space for wardrobes and a double bed.

**BEDROOM TWO** 13'02 x 10'01 window to the front (North) looking over the front garden, extensive built in wardrobes, over bed storage and bedside tables.



**BEDROOM THREE** 11'10 x 8'02 window to the rear over the garden (South), built in wardrobe, ample space for a pair of single or one double bed.

**BEDROOM FOUR** 8'03 x 8'02 window to the front (North), currently configured with bunk beds but with the scope to be used as a spacious nursery or single bedroom.

**FAMILY BATHROOM** 8'00 (max) x 7'11 high level opaque window to the side (West) the colour blend suite includes a large corner bath with seat, w/c, bidet and wash basin.



**LANDING** 16'06 x 5'08 (incl stairwell) window to the front (North) bringing light into the space, airing cupboard contains hot water cylinder and shelving, loft access and stairs with painted banisters descend to the:

**GROUND FLOOR** entrance via a secure front door into the:

**PORCH** 5'05 x 4'04 secure glazed door from the driveway with glazed panel window to the front and side. Wooden door opens into the:



**HALLWAY** 15'06 x 6'03 delightful oak flooring extends throughout the hall and into the open plan sitting/dining room, doors to ground floor rooms and space under the stairs for storage box or hanging space.

**STUDY/PLAYROOM** 13'04 x 7'06 window to the front, scope for use as either a quiet study or a play/games room.

**SITTING / DINING ROOM** 25'01 x 11'11 dual aspect with windows to the front and glazed double doors to the rear opening onto the terrace. This well appointed room is defined into two distinct spaces, the sitting area focuses on an inset brick fireplace with brick hearth (no chimney). The second is slightly raised up with oak flooring and provides space for large dining table, serving hatch to the kitchen.



**WET ROOM SHOWER** 7'06 x 6'10 fully tiled in contemporary grey to the walls and floor, wet room with drainage under the shower, w/c and wash basin, radiator and cupboard to the side. Recessed ceiling lights and extractor fan, a modern and useful bathroom.



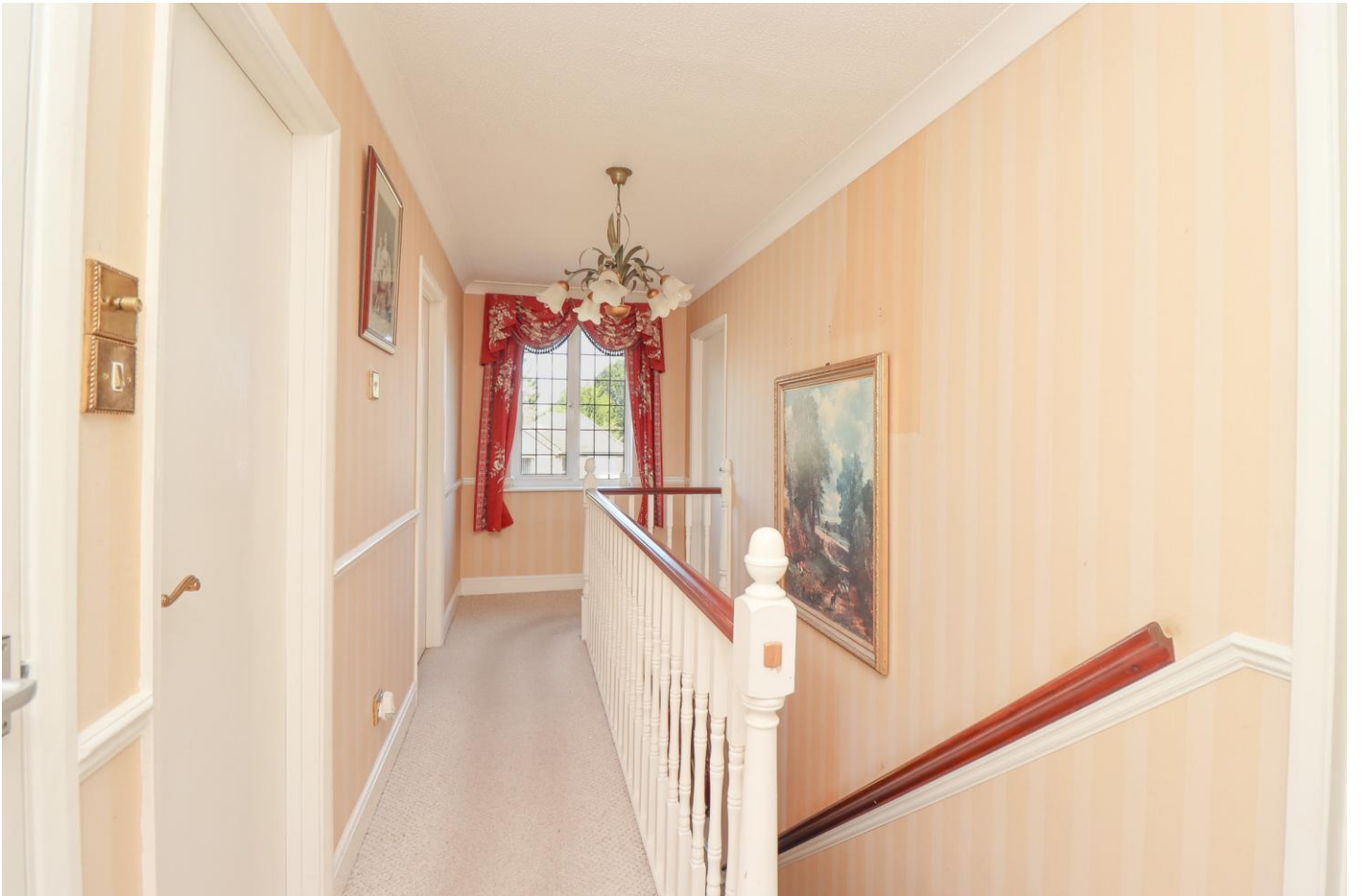
**KITCHEN / BREAKFAST ROOM** 22'03 x 8'11 window and opaque glazed door to the rear garden, this well appointed space features a range of wood veneer fronted wall and base units to four sides including a freestanding dresser unit. To the front wall full height units include built in microwave, double eye level oven, fridge, freezer and vacuum cupboard. To the rear and side under a granite effect worktop further extensive storage space and built in dishwasher, space and plumbing for washing machine and tumble dryer, work surface with inset sink and drainer, four ring BOSCH hob with extractor over and extensive prep surfaces. Flooring is tiled with light tiled splash-backs to work surfaces, a well laid out and practical family kitchen.

**OUTSIDE** to the rear of the property the:

**BACK GARDEN** is predominately laid to lawn with well defined fence and hedge boundaries to three sides, an extensive area of terrace steps down to the rear of the property from the lawn and makes the best of the Southerly aspect of the garden. Formal rockery to the side with twin ponds and pumped water feature. To the East side of the property a garden shed provides good garden storage space. Outside lighting and power points.

**INTEGRATED GARAGE** 20'02 x 7'08 personal door from the side and metal up and over from the front driveway, a useful and spacious storage area, to the rear wall a stainless steel sink and drainer provide additional practicality to the space. Wall mounted conventional gas boiler and RCD consumer unit.

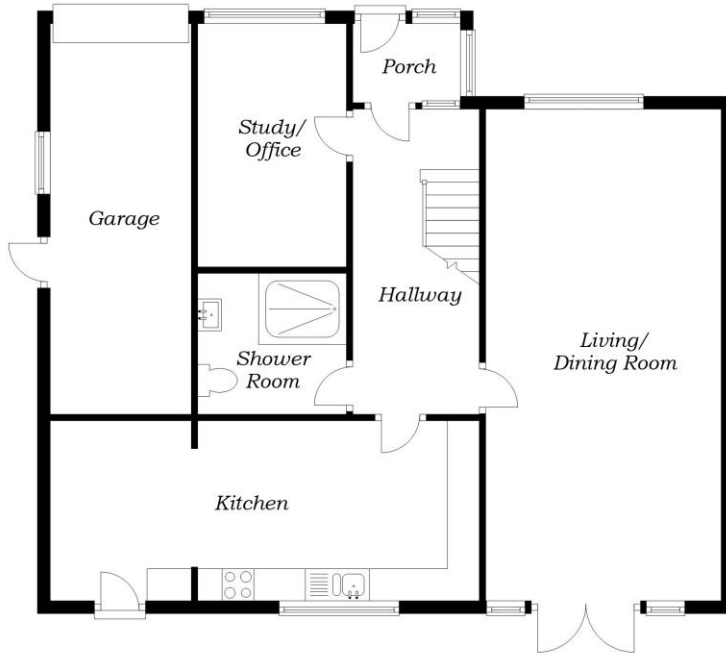
**FRONT GARDEN** gated access from the side, with block paved parking for two vehicles and an area of lawn to the side with flower beds populated with mature and well tended shrubs. The front garden is delightful and offers the potential to add further off road parking if required.



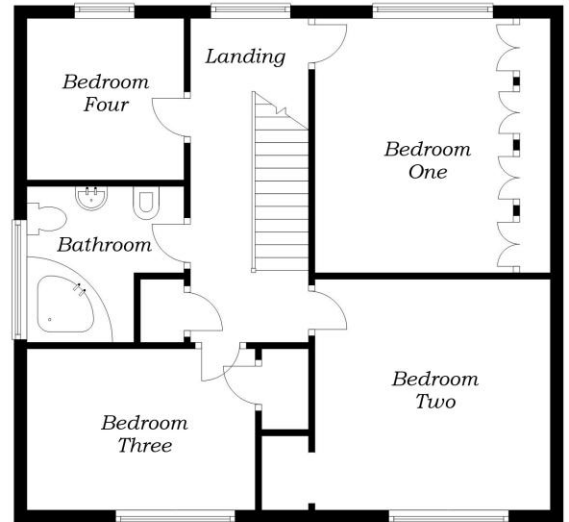




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		